

**Antonio Parkway Widening Project**

**Phase I Environmental Site Assessment  
and  
Initial Site Assessment for Hazardous Wastes  
County of Orange, California**

**Federal Project No. STPL-5955(071)**

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**January 2010**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
AND  
INITIAL SITE ASSESSMENT FOR HAZARDOUS  
WASTES**

**ANTONIO PARKWAY IMPROVEMENTS PROJECT  
PHASE 2 and 3**

Portions of APNs 125-173-02, 125-173-12, 125-171-52,  
125-171-86 and 125-181-06  
and  
(Parcel No. 166, Instrument No. 19980260408 O.R.)

**Antonio Parkway, North of Ortega Highway  
Rancho Mission Viejo  
San Juan Capistrano, California**

**March 20, 2009**

**Prepared by: EEI  
EEI Project Number RMV-70894**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)  
AND INITIAL SITE ASSESSMENT FOR HAZARDOUS WASTES (ISA)**

Prepared for:

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Site location:

Antonio Parkway Improvements Project-Phase 2 and 3  
Portions of APNs 125-173-02, 125-173-12, 125-171-52, 125-171-86 and 125-181-06  
and a Portion of Antonio Parkway Proper (Parcel No. 166, Instrument No. 19980260408 O.R.)  
Antonio Parkway, North of Ortega Highway  
Rancho Mission Viejo  
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## INITIAL SITE ASSESSMENT FOR HAZARDOUS WASTES SUMMARY

Summary of Parcels							
Assessor's Parcel Number/ Parcel Number	Street Address	Land Use	Operation	Status of ISA	Page Number Referenced in Report	Partial or Full Take	Map Reference in Report
125-173-02	N/A	Vacant	N/A	No REC	i	NT	Figure 2
125-173-12	N/A	Vacant	N/A	No REC	i	NT	Figure 2
125-171-52	N/A	Vacant	N/A	No REC	i	NT	Figure 2
125-171-86	N/A	Vacant	N/A	No REC	i	NT	Figure 2
125-181-06	N/A	Vacant	N/A	No REC	ii	NT	Figure 2
166 (Antonio Parkway)				No REC	ii		
NA= Not applicable NT = No transfer of property to State involved)							

### **APN 125-173-02 (west of road)**

This parcel adjoins the southwestern margin of the project area. The portion of this parcel to be affected by the project (i.e., the narrow strip adjoining the western margin of Antonio Parkway), consists of undeveloped agricultural property, a Ranch access road, and San Juan Creek. The portion of this parcel to be incorporated in the project has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

### **APN 125-173-12 (west of road)**

This parcel adjoins the northwestern margin of the project area. The portion of this parcel to be affected by the project (i.e., the narrow strip adjoining the western margin of Antonio Parkway), consists of undeveloped agricultural property, and unimproved access roads. The portion of this parcel to be incorporated in the project has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

### **APN 125-171-52 (east of road)**

This parcel adjoins the northeastern margin of the project area. The portion of this parcel to be affected by the project (i.e., the narrow strip adjoining the eastern margin of Antonio Parkway), consists of undeveloped agricultural property. The portion of this parcel to be incorporated in the project has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

### **APN 125-171-86 (east of road)**

This parcel adjoins the southeastern margin of the project area. The portion of this parcel to be affected by the project (i.e., the narrow strip adjoining the eastern margin of Antonio Parkway), consists of undeveloped agricultural property, a Ranch access road, and San Juan Creek. The portion of this parcel to be incorporated in the project has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

**APN 125-181-06 (east of Road)**

This parcel adjoins the northeastern margin of the project area. The portion of this parcel to be affected by the project (i.e., the narrow strip adjoining the northeastern margin of Antonio Parkway), consists of undeveloped agricultural property, and unimproved access roads. The portion of this parcel to be incorporated in the project has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

**Parcel No. 166, Instrument No. 19980260408 O.R.(Antonio Parkway Proper)**

This portion of the project area includes Antonio Parkway, which is a public road owned by Orange County. The parcel to be affected by the project consists of a public roadway. The parcel to be incorporated in the project has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

## EXECUTIVE SUMMARY

At the request and authorization of the Client (Rancho Mission Viejo), EEI conducted a Phase I Environmental Site Assessment (ESA) for the subject property known as the Antonio Parkway widening project (Phases 2 and 3), San Juan Capistrano, California. The subject property begins at the south end of the San Juan Creek bridge, and extends approximately 1.25 miles north along Antonio Parkway. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527- 05).

The subject property includes portions of six parcels which will be affected by the proposed Antonio Parkway widening project (Phases 2 and 3). The subject property includes a portion of five separate parcels identified by the following Assessor's Parcel Numbers (APNs): 125-173-02 (west of road); APN 125-173-12 (west of road); APN 125-171-52 (east of road); APN 125-171-86 (east of road); APN 125-181-06 (east of Road). A portion of the project also includes Antonio Parkway proper, which has no assessor parcel designation and is owned in fee by the County of Orange and is a public road. The legal description for that portion of Antonio Parkway that will be affected by Phase 2 is described as Antonio Parkway proper (Parcel No. 166, Instrument No. 19980260408 O.R.).

With the exception of Antonio Parkway, the subject property is bounded by open space and vacant land. In the general site vicinity, open space is located to the north, San Juan Creek and the Ortega Highway to the south, open space and agricultural land to the west, and vacant land to the east. A large nursery is located to the south of the property along Ortega Highway. EEI previously conducted environmental site assessments for several properties which are adjacent to the subject property (MBA 1995, EEI 2001, 2001a, EEI 2002, and EEI 2007). A brief summary of these reports are included below in Section 3.7.

Based on historical records such as aerial photographs, topographic maps, and an interview with the property owner, the subject property has been a mix of undeveloped land agricultural land since at least with 1938. Sometime between 1994 and 2002, Antonio Parkway and the San Juan Creek Bridge were constructed.

EEI contacted the Orange County Fire Authority and Health Care Agency, California Department of Toxic Substances Control (DTSC), Santa Ana Regional Water Quality Control Board (SARWQCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or above-ground tank). The subject property was not listed on any of the databases searched.

On February 11, 2009, EEI personnel conducted a site reconnaissance to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the property located in San Juan Capistrano area of Orange County, California. Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the property.

## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence hazardous wastes and *recognized environmental conditions* for the subject property which is part of the Antonio Parkway widening project (Phases 2 and 3), located on Antonio Parkway, north of Ortega Highway, San Juan Capistrano, California (**Figure 1**). *Recognized environmental conditions* include property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that would not be subject to enforcement action by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

### 1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject site.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject site usage and development.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- The preparation of this report which presents our findings, conclusions, and recommendations.

### 1.3 Reliance

This ESA has been prepared for the sole use of Rancho Mission Viejo and the County of Orange. This assessment should not be relied upon by other parties without the express written consent of EEI and Rancho Mission Viejo and the County of Orange. Any use or reliance upon this assessment by a party other than Rancho Mission Viejo and the County of Orange; therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject site, but rather is intended to provide a preliminary indication of onsite impacts from previous site usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, and information (both documentary and oral) provided by the Orange County, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

#### 1.4 Assessor's Statement of Qualification

Pursuant to ASTM Designation E1527-05 Guidelines, EEI declares that, to the best of our professional knowledge and belief, EEI meets the definition of *Environmental Professional* as defined in 40 CFR Part 312. EEI has specific qualifications based on education, training, and experience to assess a property. We have developed and performed all of the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. A copy of the résumé of the Environmental Professional, under whom the report was prepared, is included as **Appendix A**.

#### 1.5 Deviations from ASTM Practices

The following items are exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines:

- EEI believes that there are no deviations or exceptions present.

## 2.0 PHYSIOGRAPHIC SETTING

### 2.1 Background

The Antonio Parkway widening project (project) begins immediately north of the Ortega Highway/Antonio Parkway intersection and proceeds to the north across San Juan Creek for approximately 1.25 miles (**Figure 2**). The proposed widening will utilize the existing centerline, profile and standard super-elevation rates. The typical roadway width along Antonio Parkway will consist of 102 feet between curbs and a total of 120-foot wide right-of-way. That will provide enough width for 3 lanes of traffic in each direction (13', 12' and 11'), a 14-foot wide raised median, 8' wide bikeway/shoulders and 6-foot wide curb adjacent sidewalks on both sides of the street. The parkways will vary between 11 feet and 25 feet wide.

The new 40'-3" wide bridge over San Juan Creek will be constructed on the west side of and adjacent to the existing structure. Combined with the existing bridge, they will provide sufficient roadway width to accommodate 3 southbound lanes, a southbound left-turn lane, a 4-foot wide raised median, 3 northbound lanes with 8-foot shoulders and 5-foot wide sidewalks on both sides of the highway. North of San Juan Creek, Antonio Parkway at the Cow Camp Road intersection will have three northbound and southbound lanes, two southbound left-turn lanes, three westbound left-turn lanes, two westbound right-turn lanes, and an exclusive dedicated northbound right-turn lane. North of Cow Camp Road, the Antonio Parkway will have two through lanes, a left turn lane with a single shared through and right-turn lane in the northbound direction. The southbound lanes at the intersection will consist of three lanes, a through lane, a left turn lane and a designated right turn only lane. The intersection will also have a left turn lane and a shared through and right-turn lane in the eastbound and westbound direction.

The north end of the project will transition to join the existing Antonio Parkway in Ladera Ranch. The Ladera Ranch section of Antonio Parkway matches the County standard cross-section for a Major Arterial, with the exception of having a 20-foot wide median.

The original construction of Antonio Parkway built 52 feet of pavement plus 8-foot wide shoulders on both sides. The 52 feet of pavement provides enough pavements for four travel lanes and a 4-foot wide painted median. The previous project graded most of what was thought to be the full width of grading, 64 feet on the wide west side and 67 feet on the east side. The existing right-of-way north of San Juan Creek is 124 feet wide (62 feet from centerline) and 120 feet wide south of San Juan Creek.

The existing bridge structure is 68 feet wide and was also completed in 1998. It has four lanes, a painted median with shoulders and concrete barriers on both sides. There are no sidewalks on the existing bridge. Antonio Parkway has three southbound lanes at the Ortega intersection, one left-turn lane, one through lane and one shared through and right-turn lane.

## 2.2 Site Description

The subject property includes portions of several parcels which will be affected by the proposed Antonio Parkway widening project (Phases 2 and 3, **(Figure 3)**). The subject property includes a portion of five separate parcels identified by the following Assessor's Parcel Numbers (APNs):

- APN 125-173-02 (west of road)
- APN 125-173-12 (west of road)
- APN 125-171-52 (east of road)
- APN 125-171-86 (east of road)
- APN 125-181-06 (east of Road)

A portion of the project also includes Antonio Parkway proper, which has no assessor parcel designation and is owned in fee by the County of Orange and is a public road. The legal description for that portion of Antonio Parkway that will be affected by Phase 2 is:

- Antonio Parkway proper (Parcel No. 166, Instrument No. 19980260408 O.R.)

Assessor Parcel maps are included in **Appendix B**.

The property is located in the northeast portion of Planning Area 1, as identified in the Ranch Plan General Plan Amendment of the Rancho Mission Viejo Planned Community. According to the Orange County Planning Department, portions of the subject property appear to be zoned A-1 (General Agriculture).

With the exception of Antonio Parkway, the subject property is bounded by open space and vacant land. In the general site vicinity, open space is located to the north, San Juan Creek and the Ortega Highway to the south, open space and agricultural land to the west, and vacant land to the east. Vacant property (formerly a large nursery) is located to the south of the property along Ortega Highway. EEI previously reviewed or conducted environmental site assessments for several properties which are adjacent to the subject property (MBA 1995, EEI 2001, 2001a, EEI 2002, and EEI 2007). A brief summary of these reports are included below in Section 3.7.

Based on historical records such as aerial photographs, topographic maps, and an interview with the property owner representative, the subject property has been a mix of undeveloped land agricultural land since at least

with 1938. Antonio Parkway and the San Juan Creek Bridge were constructed in the late 1990's.

## **2.2 Topography**

The subject property is located on the United States Geological Survey (USGS) Cañada Gobernadora, California 7.5 Minute Quadrangle map (USGS, 1997). The site is located in a gently southern sloping alluvial valley. Site elevations range from approximately 350 feet above mean sea level (amsl) along the northern section of the subject property along Antonio Parkway, to lower elevations of approximately 180 feet amsl along mid-point of the San Juan Creek Bridge. The gradient slightly rises from the mid-point of the bridge to the southern margin of the bridge at approximately 205 feet amsl. The general topographic gradient in the site vicinity is to the south-west at approximately 0.14 feet per foot. Surface drainage from the site flows south into San Juan Creek, and eventually into the Pacific Ocean, approximately three miles to the southwest.

## **2.3 Regional and Local Geology**

The subject property is situated on the southwestern slopes of the Santa Ana Mountains (Norris and Webb, 1990). The Santa Ana Mountains form the northwest margin of the Peninsular Ranges Geomorphic Province, and are comprised principally of granitic, metavolcanic, and sedimentary rocks of Jurassic to Pliocene age. The mountains are the result of relatively slow, late-Quaternary uplift which has shaped the range into a dissected horst block.

Sedimentary deposits in the site vicinity are a homoclinal sequence of marine and nonmarine formations including the Pliocene Capistrano and Monterey Formations, the Miocene Topanga Formation, the Eocene Sespe and Santiago Formations, the Paleocene Silverado Formation, and the Upper Cretaceous Williams and Ladd Formations (Morton, 1974). These deposits lie unconformably upon the older metamorphic and volcanic rocks, including the Jurassic Santiago Peak Volcanics and the Bedford Canyon Formation. Quaternary alluvial soils, derived primarily from weathering of the Santa Ana Mountains, form the gently sloping river terraces in the site vicinity.

Soil in the vicinity of the site has been identified by the United States Department of Agriculture - National Resource Conservation Service as belonging mainly to a mix of Bosanko clay and Calleguas clay loam, as well as the Myford, Sorrento, and Yorba loam associations (USDA, 1978). Bosanko soils are gently sloping to moderately steep and are in the uplands at elevations of about 300 to 2,500 feet. The soils formed in residuum weathered from igneous rocks of granitic nature. These soils are well-drained; have slow to rapid runoff depending on slope slow permeability after cracks swell shut. Soils in the Calleguas associations consist of very shallow and shallow, well drained soils formed on uplands, hills and mountains in material weathered from sedimentary rocks. These soils have medium or high runoff, and moderate permeability.

The soils of the Myford Series are deep, moderately well drained soils formed on terraces. These soils have medium to rapid runoff, and very slow permeability. The Sorrento series consists of very deep, well drained soils that formed in alluvium mostly from sedimentary rocks. Sorrento soils have negligible to medium runoff and moderate to moderately slow permeability depending upon dominant texture and amount of stratification in the lower part of the profile. The soils of the Yorba series are deep, well-drained soils formed in mixed alluvium. They are on terraces in the coastal plain of southern California. These soils have medium and rapid runoff, and slow permeability (USDA, NRCS, 2009).

Structural deformation in the vicinity of the site is related to the Elsinore Fault Zone, a major northwest-southeast trending strike-slip fault zone located approximately 15 miles to the northeast. Motion along the Elsinore Fault Zone is primarily right-lateral, although a vertical component may also be present. The Elsinore Fault Zone is considered active, with major ruptures occurring roughly every 250 years at magnitudes of between 6.5-7.5 (SCEC, 1998). Other major faults in the vicinity of the site include the



Christianitos Fault (just west of the site), and the Newport Inglewood Fault (southwest of the site).

#### **2.4 Regional and Local Hydrogeology**

According to the San Diego Regional Water Quality Control Board - Region 9 (SDRWQCB, 1994), the site lies within the Gobernadora Hydrologic Subarea of the San Juan Hydrologic Unit. In general, groundwater in this area has been designated as beneficial for domestic/municipal, agricultural, and industrial uses. Groundwater levels in the vicinity of the site are seasonally variable, but generally occur at between 10 and 100 feet bgs.

The Gobernadora Hydrologic Subarea is located within the San Juan Creek watershed. San Juan Creek (immediately south of the site), Cañada Chiquita (adjacent to the west of the site), and Cañada Gobernadora (east of the site) are the major drainages within this watershed. According to the SDRWQCB, the drainages within this watershed are exempt from municipal use, but have been designated as beneficial for agricultural, industrial, warm water habitat, cold water habitat, wildlife habitat, and recreational 1 and 2.

#### **2.5 Hydrologic Flood Plain Information**

EEI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to the FIRM map the subject property located north of the San Juan Creek is not located in a flood zone. The San Juan Creek, and therefore, the portion of the subject property bordering the San Juan Creek Bridge lie within a 100-year flood zone. A copy of the FIRM map is included in **Appendix B**.

### **3.0 SITE BACKGROUND**

#### **3.1 Site Ownership**

Information regarding site ownership was provided by Rancho Mission Viejo. The current owner is listed as the DMB San Juan Investment North, LLC. The owners address is listed as PO Box 9, San Juan Capistrano, California, 92693. The current owner of APN 125-173-02 and APN 125-173-12 (west of road) is listed as RMV Community Development, LLC. The current owner of APN 125-171-52 and APN 125-171-86 (east of road) is listed as DMB San Juan Investments North, LLC. The current owner of APN 125-181-06 (east of Road) is listed as DMB Ladera, LLC.

The Phase 2 project also includes a portion of the public road known as Antonio Parkway, and identified as Parcel No. 166 (Instrument No. 19980260408 O.R.). The current owner of the property is listed as the County of Orange.

#### **3.2 Site History**

EEI reviewed readily available information sources to evaluate historic land use in and around the subject site. These information sources include aerial photographs, and USGS maps. The information sources are reviewed in the following sections.

##### **3.2.1 Aerial Photograph Review**

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs dating 1938, 1946, 1952, 1960, 1977, 1989, 1994 and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2008 aerial photograph was obtained and reviewed from Google Earth®, a copy of which is included herein

(Figure 2).

Historical topographic maps dating 1949, 1968, 1975, 1988, and 1997 were obtained and reviewed from Track Info Services/FirstSearch®, Topographic map coverage of the subject property is provided by the 7.5 minute USGS Quadrangle, Cañada Gobernadora, California. **Table 1** summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch®, are included in **Appendix C**.

<b>TABLE 1</b>		
<b>Summary of Historical Use Review</b>		
<b>Year</b>	<b>Source and Scale</b>	<b>Comments</b>
1938	Aerial Photograph 1:20,000	Subject property and immediately surrounding property was shown as a mix of agricultural land and undeveloped land. Ortega Highway was present as a narrow two lane road running east to west near the southern portion of the subject property. No bridge is present crossing San Juan Creek. Orchard property is present in near the southern portion of the project site. Other narrow roads appear in the surrounding area; however, there is no major north to south trending roads off of the Ortega Highway.
1946	Aerial Photograph 1:24,000	No apparent changes were noted to the subject parcels or adjacent and surrounding property since the 1938 photograph.
1949	Topographic map 1:24,000	No structural development appeared on the subject property. Ortega Highway was present. Additional unnamed roads appeared to run parallel along the north side of San Juan Creek and in the surrounding area. Unnamed drainages appeared in the site vicinity running in a north-south direction towards San Juan Creek.
1952	Aerial Photograph 1:20,000	No apparent changes were noted to the subject parcel or adjacent and surrounding property since the 1946 photograph.
1960	Aerial Photograph 1:14,400	No apparent changes were noted to the subject parcel or adjacent property since the 1946 photograph. A narrow two land road is present trending north of Ortega Highway east of the subject property.
1968/1975	Topographic Map 1:24,000	Additional unnamed and unimproved roads appeared in the site vicinity.
1977	Aerial Photograph 1:24,000	No apparent changes were noted to the subject parcel or adjacent property since the 1946 photograph. La Plata Avenue is now present trending south of Ortega Highway near the southern portion of the subject property. A nursery is present near the southern portion of the property along the north side of Ortega Highway.
1988/1997	Topographic map 1:24,000	No apparent changes were noted to the subject parcel or adjacent and surrounding property since the 1975 map.
1989	Aerial Photograph 1:40,000	No apparent changes were noted to the subject parcel or adjacent property since the 1977 photograph
1994	Aerial Photograph 1:40,000	No apparent changes were noted to the subject parcel or adjacent property since the 1989 photograph
2002	Aerial Photograph 1:40,000	Antonio Parkway is now present trending north from the intersection of Ortega Parkway and La Plata Avenue. A bridge is present crossing San Juan Creek along a portion of Antonio Parkway. Nurseries and agricultural land remain along both sides of La Plata Avenue and Antonio Parkway on sections south of San Juan Creek. Agricultural land is present on the west side of Antonio Parkway near the bridge; while disturbed land is located on the east side of Antonio Parkway near the bridge. Both sides of Antonio Parkway north of the bridge appeared as undeveloped land. A large cleared area which appeared to be undergoing construction appeared at the west side of Antonio Parkway northwest of the subject property.
2008	Aerial Photograph <u>Google Earth</u>	No apparent changes were noted to the subject parcel or adjacent and surrounding property since the 2002 photograph. Subject property and Antonio Parkway appeared in its current configuration.

### 3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made at the Los Angeles Public Library's collection of Sanborn Fire Insurance maps. Sanborn map coverage was not available for the subject property indicating little or no development in the site vicinity prior to 1950.

### 3.2.4 City/County Directories

The subject property has never been assigned a street address; therefore, City/County Directory sources were not researched as it was not deemed to be sufficiently useful.

### 3.2.5 Orange County Building and Safety Department Files

Based on reviews of historic aerial photographs, historic topographic maps and interviews with the property owner, the site has never been developed. Therefore, a review of building department records was not conducted for this ESA.

## 3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix C**, along with a description of the individual databases. The subject property was not listed on any of the databases reviewed as having environmental concerns. For discussion purposes, the term "non-geocoded" is applied to sites that either have non-existent or incomplete addresses. EEI has located these sites, based on the location description provided in the records search. Following is a list of databases that were reviewed in the preparation of this report.

### 3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within a one-mile radius of the subject property.

NPL Delisted – No listings were reported within a one-half mile radius of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within a one-half mile radius of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (NFRAP) Archive – No listings were reported within a one-half mile radius of the subject property.

RCRA Corrective Action Sites (COR) – No listings were reported within a one-mile radius of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within a one-half mile radius of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within a one-mile radius of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within a one-eighth mile radius of the subject property.

Federal IC/EC – No listings were reported within a one-quarter mile radius of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within a one-eighth mile radius of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

### 3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within a one-mile radius of the subject property.

State/Tribal Sites – No listings were reported within a one-mile radius of the subject property. One non-geocoded listing was reported. This site is actually located greater than one-mile from the subject property, and not generally considered cause for environmental concern. Therefore, this site is not considered an environmental concern at this time.

State Spills 90 – No listings were reported within a one-eighth mile radius of the subject property.

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within a one-half mile radius of the subject property. One non-geocoded listing was reported. This site is actually located greater than one-mile from the subject property, and operating permits are no generally considered cause for environmental concern. Therefore, this site is not considered an environmental concern at this time.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within a one-mile radius of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Above Ground Storage Tanks (AST) – One listing was reported within a one-mile radius of the subject property. **Capistrano Wholesale Nursery** (29812 Ortega Highway, 0.16 miles southeast) was listed as the site of an inactive UST operating permit. Operating permits are no generally considered cause for environmental concern. Therefore, this site is not considered an environmental concern at this time.

State/Tribal IC/EC – No listings were reported within a one-quarter mile radius of the subject property.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within a one-quarter mile radius of the subject property.

State/Tribal Brownfields – No listings were reported within a one-half mile radius of the subject property.

State Permits – No listings were reported within a one-quarter mile radius of the subject property.

Three non-geocoded listings were reported. These sites are actually located greater than one-mile from the subject property, and operating permits are no generally considered cause for environmental concern. Therefore, these sites are not considered environmental concerns at this time.

State Other – No listings were reported within a one-quarter mile radius of the subject property.

The subject property was not identified on any state or regional databases researched.

### **3.4 Regulatory Agency Review**

#### **3.4.1 Orange County Fire Authority**

EEI contacted the Orange County Fire Authorities (OCFA) Community Right to Know Records Office for information regarding hazardous materials inventory, Business Emergency Plan, or Code Enforcement or Inspections at the subject site. The subject property does not have an official address; therefore, a search reveled that no files were available with the OCFA.

#### **3.4.2 Orange County Health Care Agency**

EEI reviewed Orange County Health Care Agency (OCHCA) Environmental Health Department databases including the Hazardous Waste Facilities, Industrial Cleanup program, Local Oversight Program (LOP), Non-petroleum Underground Storage Tanks, Underground Tank Facilities (UTF) Listing, and Land Fill Sites (maintained by the California Integrated Waste Management Board), to determine if the subject site or any properties within the site vicinity were listed as having an environmental concern.

##### **Hazardous Waste Facilities Database**

One listing was reported within a one-mile search radius of the subject property. The Chiquita Water Reclamation Plant (28793 Ortega Highway, 0.75 miles southwest) is identified as a hazardous waste facility regulated by the OCHCA. The site is located southwest of the subject property along Ortega Highway. Based on the location, farther than one-mile from the subject property, this site is not considered an environmental concern at this time.

##### **Industrial Cleanup Program**

One listing was reported within a one-mile search radius of the subject property. The site, Ranch Plan Planned Community Planning Area 1 (28861 Ortega Highway, approximately 0.50 miles southwest was listed. Based on the distance from the subject property, this site is not considered an environmental concern.

##### **Local Oversight Program (LOP)**

The Ranch Plan Planned Community Planning Area 1 (28861 Ortega Highway, approximately 0.50 miles southwest) was listed as the site of an automotive gasoline release. The case was listed as closed on May 9, 2002. The Chiquita Water Reclamation Plant (28793 Ortega Highway, 0.75 miles southwest) was listed as the site of an automotive gasoline release. The case was listed as closed on October 19, 2001. Based on the closed status and distance from the subject property, these sites are not considered an environmental concern.

##### **Non-Petroleum Underground Storage Tanks**

No listings were reported within a one-mile search radius of the subject property.

#### **Underground Tank Facilities (UTF)**

No listings were reported within a one-mile search radius of the subject property.

#### **Land Fill Sites**

No listings were reported within a one-mile search radius of the subject property.

### **3.4.3 Department of Toxic Substances Control**

EEI contacted the Department of Toxic Substances Control (DTSC) regarding any records for the subject property. EEI also researched the DTSC online database EnviroStor for listings on or adjacent to the subject property. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

### **3.4.4 California Regional Water Quality Control Board**

EEI contacted the California Regional Water Quality Control Board – San Diego and Santa Ana Region, (CRWQCB) to determine whether the subject site (or any nearby property) was listed as having a leaking underground storage tank (LUST), spill and leak or above-ground tank problem (AST). According to personnel, neither the subject property nor any adjacent properties were listed on any of the databases researched. In addition, EEI reviewed the online database GeoTracker, maintained by the State Water Resources Control Board (SWRCB), for any LUST cases on or adjacent to the subject property. No listings were identified on the GeoTracker database for the subject property or surrounding area.

### **3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files**

Oil and gas wells were not observed at the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2009) did not indicate the presence of oil and gas wells on or adjacent to the subject property.

### **3.5 Interview with Current Property Owner**

The current property owner for the affected parcels is Rancho Mission Viejo, whom is also the requestor (User) of this ISA and Phase I ESA report. Information regarding the subject property was gathered through an interview with the client and is documented below in Section 3.6.

### **3.6 User Provided Information**

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the “user” (the person on whose behalf the Phase I ESA is being conducted), Ms. Lissa Freese, Vice President of Operations with Rancho Mission Viejo. The User Specific Information provided by Ms. Freese is documented below. A list of the user specific questions (per ASTM E1527-05) with Ms. Freese’s associated responses is included in Appendix D.

#### **3.6.1 Environmental Liens or Activity and Use Limitations**

Ms. Freese stated that she is not aware of any environmental liens or limitations on the subject property.

### 3.6.2 Specialized Knowledge

Ms. Freese stated that she has no specialized knowledge or experience related to the property or nearby properties, specifically regarding knowledge of chemicals or processes used by a type of business. Ms. Freese stated that as the property owner for over 125 years, past uses of the property included agricultural grazing.

### 3.6.3 Valuation Reduction for Environmental Issues

Ms. Freese stated that the purchase price being paid for the subject property is reasonable and reflects the fair market value on the property.

### 3.6.4 Presence or Likely Presence of Contamination

Ms. Freese stated that she was not aware of any environmental issues related to the subject property.

### 3.6.5 Other

Ms. Freese noted that the Phase I ESA is required as a due diligence requirement prior to a sale or dedication of roadway right-of-way. Ms. Freese noted that EEI has previously prepared site assessment reports for adjacent properties.

## 3.7 Previous Assessments

EEI previously reviewed or conducted environmental site assessments for several properties which are located adjacent to the subject property. The following is a brief summary of these reports:

### 3.7.1 Michael Brandman Associates, May 1995, Environmental Impact Report for the Antonio Parkway Roadway Alignment and Land Use Plan, Appendix H - Hazardous Materials Environmental Site Assessment.

EEI reviewed a previous environmental site assessment (ESA) performed for the County of Orange as part of the Environmental Impact Report for the Antonio Parkway Roadway Alignment and Land Use Plan. This document was prepared by Michael Brandman Associates in May 1995 and is entitled Appendix H - Hazardous Materials Environmental Site Assessment. The ESA included a visual field reconnaissance from public streets and private interior roads, a review of historical aerial photographs and maps, and a review of federal, state and local regulatory databases.

The ESA noted no obvious hazardous materials contamination during a limited visual survey. The existence of USTs, hazardous substances, and agricultural pesticide/herbicide use were noted on properties near, but not adjacent to, the Antonio Parkway Corridor. However, these sites are located well over a mile from the subject property and were not considered environmental concerns.

The ESA identified two underground jet fuel pipelines (16-inch and 10-inch), owned by the Santa Fe Oil Pipeline Company, neither of which is listed on federal, state, or local hazardous materials contamination site databases. The 16-inch pipeline is apparently active, and is located approximately one mile west of the subject property, west of and alongside the San Diego Gas & Electric 220 kV transmission lines. The 10-inch line has apparently been removed, and was located approximately 1500 feet to the west.

**3.7.2 EEI, June 2001, Phase I Environmental Site Assessment - D&M Color Express, 29001 and 29813 Ortega Highway, San Juan Capistrano, California.**

In June 2001, EEI completed a Phase I environmental site assessment of the property occupied by D&M Color Express Nursery, located in the eastern portion of the property, north of Ortega Highway and on both the western and eastern sides of Antonio Parkway. According to the report, the site was occupied by a commercial nursery with numerous small to medium-sized structures (i.e., office, maintenance building, greenhouses, sheds, and trailers), a source pond, and a water filtration/blending station. The site was identified as a hazardous waste generator, and the most recent inspection report reviewed (2000) did not note any violations. The site was permitted under the Orange County Fire Department to store gasoline, diesel, motor oil, propane, malathion, urea, sodium nitrate, ammonium sulfate, potassium sulfate, calcium chloride, methyl phenol, ammonium nitrate, metaldehyde, and various small quantities of insecticides, fertilizers, herbicides, and compressed gas. No violations or issues of concern were noted during the site reconnaissance. Historical research of the site revealed the use of pesticides on the property, and the former presence of an underground gasoline storage tank (UST) located beneath a wind machine (removed in 1984). EEI recommended a Phase II investigation and the monitoring of any future excavations in the area of the former UST. Subsequent soil sampling, conducted in November 2001 in the vicinity of the former UST location, indicated no evidence of petroleum hydrocarbon contamination.

**3.7.3 EEI, June 2001a, Phase I Environmental Site Assessment - Miramar Nursery, 29813 Ortega Highway, San Juan Capistrano, California.**

In June 2001, EEI completed a Phase I environmental site assessment of the property occupied by Miramar Nursery, located in the eastern portion of the subject property, at the southeast corner of La Pata Avenue and Ortega Highway. According to the report, the site was occupied by a commercial nursery with numerous small to medium-sized structures (i.e., office, storage building, greenhouses, shade houses, sheds, and trailers). The site was not listed on any regulatory database as having an environmental concern or operating permit. Minor spillage of dry agricultural chemicals was noted in the shop area, and minor surficial petroleum staining was noted in unpaved areas of the shop. No other violations or items of concern were noted during the site visit. Historical research of the site revealed the use of pesticides on the property, and the former presence of an underground gasoline storage tank (UST) located beneath a wind machine on the adjacent D&M Nursery property (removed in 1984). EEI recommended a Phase II investigation for residual pesticides and the monitoring of any future excavations in the area of the nearby former UST.

**3.7.4 EEI, January 2002, Phase I Environmental Site Assessment - Joan Irvine Smith Pasture, NWC Ortega Highway and Antonio Parkway, San Juan Capistrano, California**

In January 2002, EEI completed a Phase I environmental site assessment of the property occupied by the Joan Irvine-Smith Pasture, northeast of the ranch headquarters, along the ranch access road. The majority of the site was vacant at the time of the report; however, a small shed, a booster pump, and an above-ground diesel storage tank (AGT) were located at the southwest corner of the property. The site was not listed on any regulatory database as having an environmental concern or operating permit. During the site reconnaissance, a small gallon-sized container of diesel fuel was noted at the foot of the AGT, and some liquid was noted in the AGT. A pole-mounted transformer and two water wells were also noted on the property. No evidence of contamination was noted during the site visit. EEI recommended that the AGT containing diesel should be emptied and removed from the property.



### **3.7.5 EEI, January 2007, Soil Investigation Report and Mitigation Work Plan for Subareas 1.3 and 1.4, Rancho Mission Viejo, San Juan Capistrano, California**

In August 2006, EEI conducted soil sampling to assess the possible presence of residual pesticides at both the Miramar and D&M Nursery locations. A total of 39 samples were collected. Based on laboratory analytical results, elevated concentrations of Chlordane were reported in eleven samples at 6-inches bgs. One of these samples also reported an elevated concentration of arsenic. All chemical concentrations were below action levels at 3-feet bgs. EEI recommended that, prior to development and subject to regulatory review, those impacted soils located in proposed areas of sensitive land use (e.g., residential, day care, health care, schools), where potential exposure pathways may be present, should be excavated and removed prior to development of the property. As the area of impact is greater than 500 southeast of the San Juan Creek bridge, this site will have no impact on the subject property.

## **3.8 Other Environmental Issues**

### **3.8.1 Asbestos Containing Materials**

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing materials (ACM) were banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, “thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials” applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as “floor or ceiling tiles, siding, roofing, transite panels” (i.e., non-friable) are also considered PACM unless tested. There are no structures located on the subject site. Therefore the presence of ACM is not anticipated.

### **3.8.2 Lead-Based Paint**

Lead-based paint is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of lead-based paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950
- a severe risk is present from paint applied before 1960
- a moderate risk is present from paint applied before 1970
- a slight risk is present from paint applied before 1977
- paint applied after 1977 is not expected to contain lead.

There are no structures located on the subject property. Therefore the presence of lead-based paint is not anticipated.

### 3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The USEPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the USEPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. USEPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one (1) of three (3) zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements, geology, aerial radioactivity, and soil permeability; the USEPA has identified EPA has identified Orange County as Zone 3 (i.e., low potential for radon gas). EEI does not consider radon as a significant environmental concern at this time.

## 4.0 SITE RECONNAISSANCE

### 4.1 Purpose

The purpose of our site reconnaissance was to physically observe the subject site, site structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous substances or petroleum products into structures on the subject site, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, illegal dumping, or improper waste storage/handling. Detailed information pertaining to our site reconnaissance is provided in the text below.

### 4.2 Subject Site

On February 11, 2009, EEI personnel conducted a reconnaissance of the subject property. The purpose of the site reconnaissance was to visually and physically observe the site for conditions indicating an existing release, past release, or threatened release of any hazardous substances or petroleum products onto the site, or into soil and/or groundwater beneath the site. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage/handling. The Photographic Log (**Appendix X**) documents the site reconnaissance, which is summarized in **Table 2**.

The subject property consists of an approximately 1.2 mile-section of Antonio Parkway and portions of adjoining properties, stretching from the south end of San Juan Creek bridge to Ladera Ranch. These adjoining properties consist of five parcels (125-173-12 and 125-173-02 to the west of Antonio Parkway, and 125-181-06, 125-171-52, and 125-171-86, to the east of Antonio Parkway), and include undeveloped land and Ranch access roads to the east and west, San Juan Creek and former agricultural properties to the south, and Ladera Ranch to the northwest. The portions of these adjoining parcels included within the boundaries of the subject property is limited to a relatively narrow strip (right-of-way), immediately adjacent to either side of the existing Antonio Parkway.

Cow Camp Road, a ranch access road, crosses from west to east under the north end of San Juan Creek bridge. A Santa Margarita Water District pump station is located approximately 350 feet to the northeast of San Juan Creek bridge, along Cow Camp Road. The pump stations consist of small concrete block building, paved parking area, and associated equipment. No other structures or facilities were noted on or near the subject property.

EEL personnel physically inspected the property, access roads, and adjoining properties. No evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage/handling was noted.

<b>TABLE 2</b>		
<b>Summary of Site Reconnaissance</b>		
<b>Item</b>	<b>Concerns</b>	<b>Comments</b>
General Housekeeping	No	No concerns noted.
Surface Spills	No	None observed.
Stained Surfaces	No	None observed.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	Possible wetlands habitat observed to the south along San Juan Creek.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

#### 4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

Adjacent properties include the undeveloped, open range to the north, west, and east, and San Juan Creek and former agricultural properties to the south/southwest. No environmental concerns were noted on any of the adjoining properties during the site reconnaissance.

#### 5.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed Antonio Parkway widening project located in San Juan Capistrano, Orange County, California. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This Phase I ESA has revealed **no evidence of recognized environmental conditions** in connection with the property.

## **6.0 REFERENCES**

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) website, [www.consrv.ca.gov](http://www.consrv.ca.gov), Oil and Gas Maps District 1, accessed March 2009.

EEI, January 2007, Soil Investigation Report and Mitigation Work Plan for Subareas 1.3 and 1.4, Rancho Mission Viejo, San Juan Capistrano, California

EEI, January 2002, Phase I Environmental Site Assessment - Joan Irvine Smith Pasture, NWC Ortega Highway and Antonio Parkway, San Juan Capistrano, California.

EEI, June 2001a, Phase I Environmental Site Assessment - D&M Color Express, 29001 and 29813 Ortega Highway, San Juan Capistrano, California.

EEI, June 2001b, Phase I Environmental Site Assessment - Miramar Nursery, 29813 Ortega Highway, San Juan Capistrano, California.

Huitt-Zollars, 2008, Project Report for Antonio Parkway and La Pata Avenue Widening Imporeovements from Ladera Ranch to South of San Juan Creek Road.

Michael Brandman Associates, May 1995, Environmental Impact Report for the Antonio Parkway Roadway Alignment and Land Use Plan, Appendix H - Hazardous Materials Environmental Site Assessment.

Morton, P K., 1974, Geology and Engineering Geologic Aspects of the South Half of the Cañada Gobernadora Quadrangle, Orange County, California, California Division of Mines and Geology.

Norris, Robert M., and Webb, Robert W., 1990, Geology of California, Second Edition, John Wiley, and Sons, Inc., New York.

San Diego Regional Water Quality Control Board, 1994, Water Quality Control Plan - San Diego Region 9: California State Water Resources Control Board Publication.

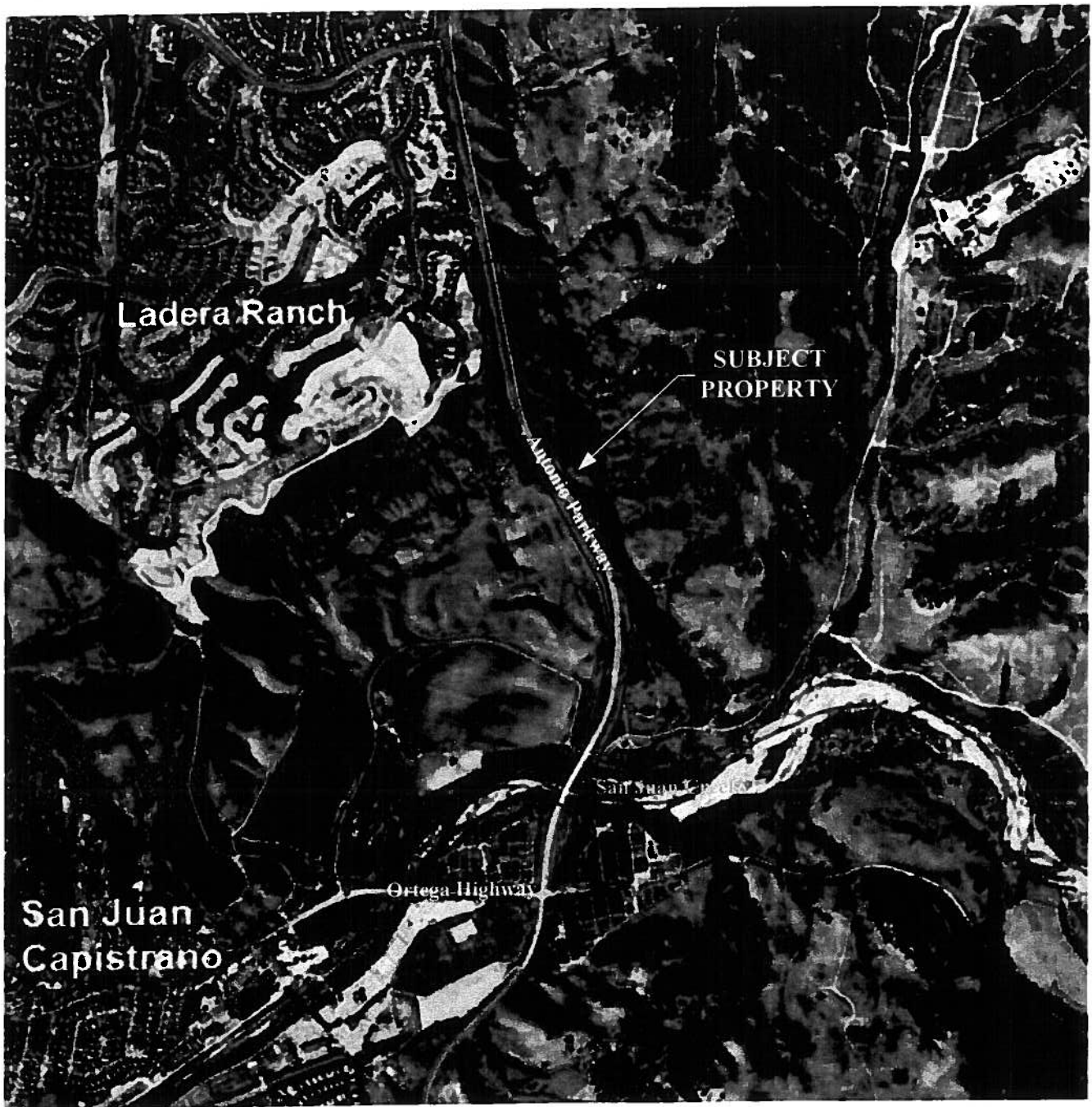
Southern California Earthquake Center, 1999, Faults in California - Los Angeles Region.

United States Department of Agriculture - Soil Conservation Service, 1978, Soil Survey of Orange County and Western Part of Riverside County, California.

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Web Soil Survey, viewed March 2009, [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov)

United States Geological Survey (USGS), 1997, 7.5' Topographic Map, Cañada Gobernadora, California Quadrangle.

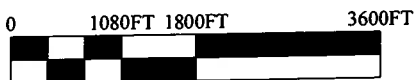
**FIGURES**



Map Source: GoogleEarth 2009



Scale: 1" = 1,800'



Note: All Locations Are Approximate

### SITE LOCATION MAP

RANCHO MISSION VIEJO

Antonio Parkway Improvements Projects-Phase 2 And 3

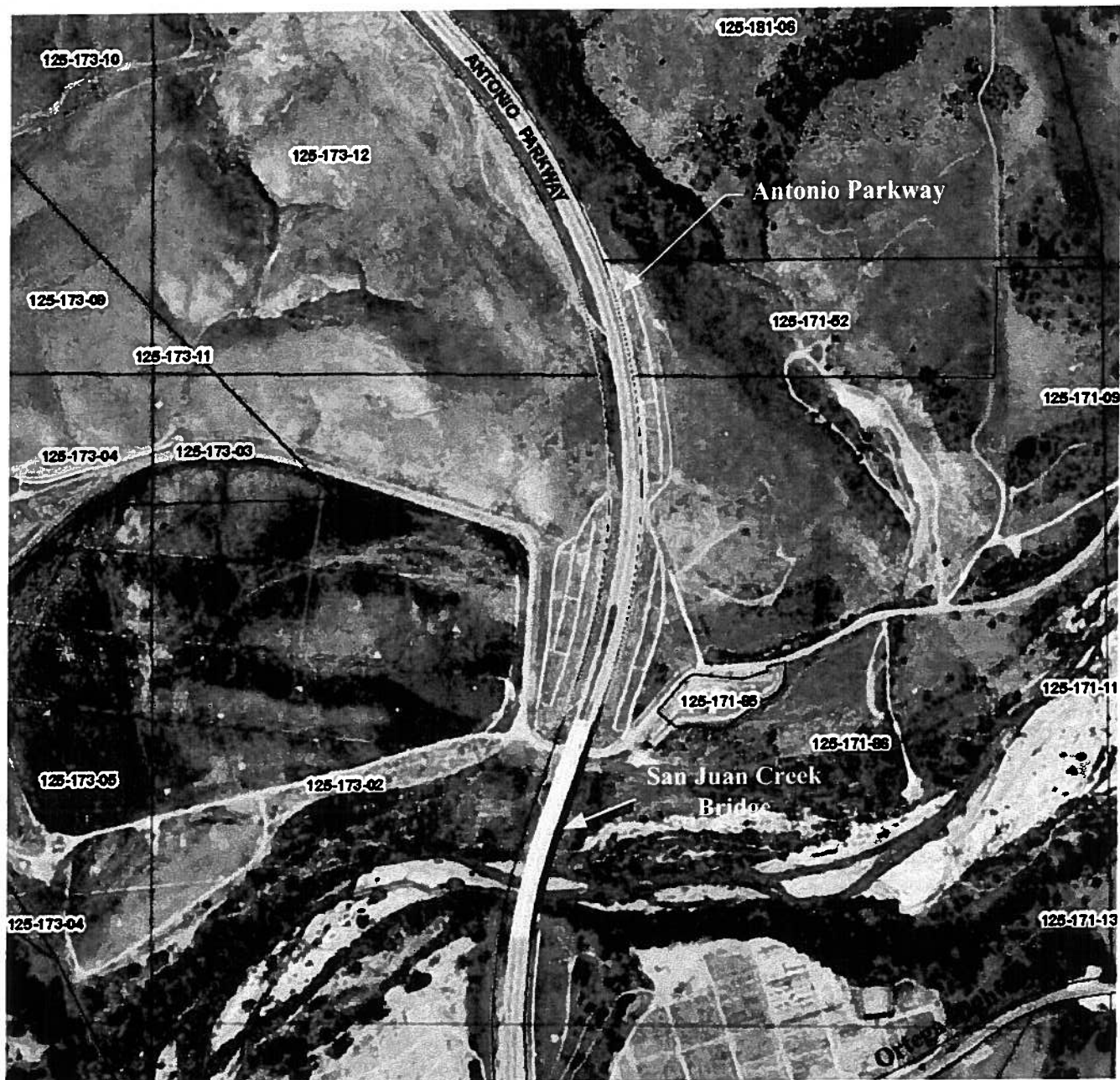
San Juan Capistrano, California 92675

EEI Project No.RMV-70894

Created March 2009



**FIGURE 1**



Map Source: Huitt-Zollars, Inc., 2009

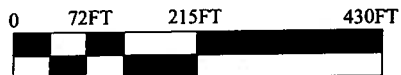
Map Source: Google Earth®, Accessed 2009

### LEDGEND

— Proposed Antonio Parkway right-of-way

□ Assessors Parcels

Scale: 1" = 215'



Note All Locations Are Approximate



### PROJECT DETAIL AND PARCEL MAP

RANCHO MISSION VIEJO

Antonio Parkway Improvements Projects-Phase 2 And 3

Rancho Mission Viejo Planning Area 2

San Juan Capistrano, California 92675

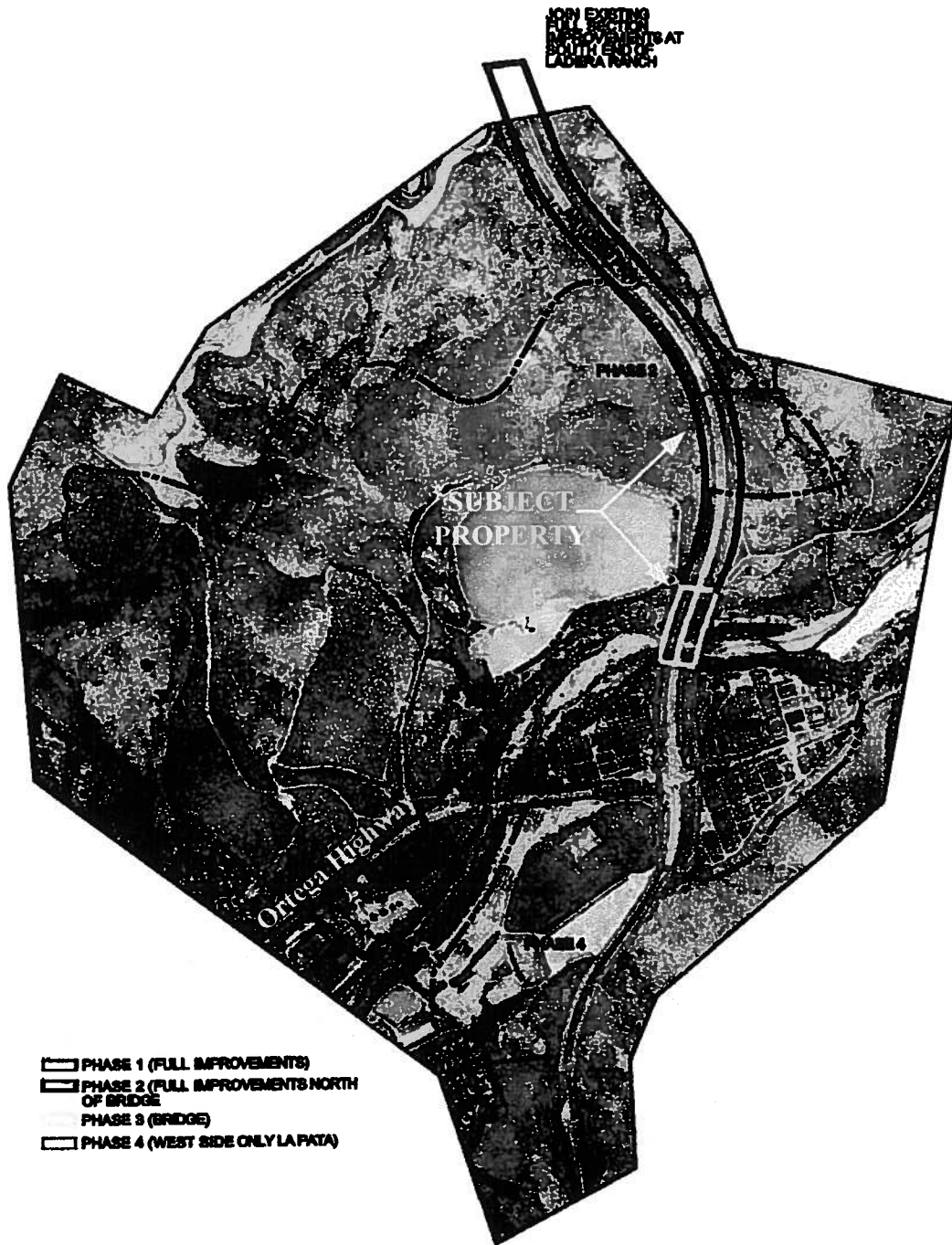
EEI Project No.RMV-70894

Created March 2009



FIGURE 2





Map Source: Huitt-Zollars, Inc., 2009



Map Not To Scale

## ANTONIO PARKWAY PHASING EXHIBIT MAP

RANCHO MISSION VIEJO

Antonio Parkway Improvements Projects-Phase 2 And 3

Rancho Mission Viejo Planning Area 2

San Juan Capistrano, California 92675

EEI Project No.RMV-70894

Created March 2009



FIGURE 3

**Phase I ESA and ISA – RMV  
Antonio Parkway, San Juan Capistrano, California**

**March 10, 2009  
EEI Project No. RMV-70894**

**APPENDIX A  
RESUME OF ENVIRONMENTAL PROFESSIONAL**



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**BERNARD A. SENTIANIN, CPG, RG, REA**  
**PRINCIPAL GEOLOGIST**

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**SUMMARY**

As Principal Geologist of EEI, Mr. Sentianin provides consulting and technical services as a project manager, expert witness, and senior geologist for investigation and cleanup efforts at sites impacted by Petroleum Hydrocarbons, heavy metals, pesticides, and chlorinated solvents. As a remediation specialist, he has hands on experience designing, installing, and managing large scale projects involving above ground and in-situ bioremediation, soil vapor extraction, sparging, and groundwater extraction/treatment. He has 18 years of environmental project management experience, and over 20 years professional geologic experience. Mr. Sentianin has extensive experience in planning, implementing and evaluating Phase I and Phase II environmental assessments in commercial real estate transactions.

**EDUCATION**

1985 Bachelor of Science, Geology, California State University, Bakersfield  
1989 Master of Science, Geological Sciences, San Diego State University

**REGISTRATIONS/CERTIFICATIONS**

Registered Environmental Assessor I No. 3477, State of California.  
Professional Geologist No. 5530, State of California.  
Certified Professional Geologist No. 9059, American Institute of Professional Geologists

**REPRESENTATIVE PROJECTS**

Globe Mills, Sacramento CA - Conducted Phase I and Phase II environmental site assessment, evaluated environmental concerns for adaptive reuse project on behalf of Sacramento Housing and Redevelopment Agency. Coordinated regulatory oversight of the project with Sacramento County Environmental Management Division.

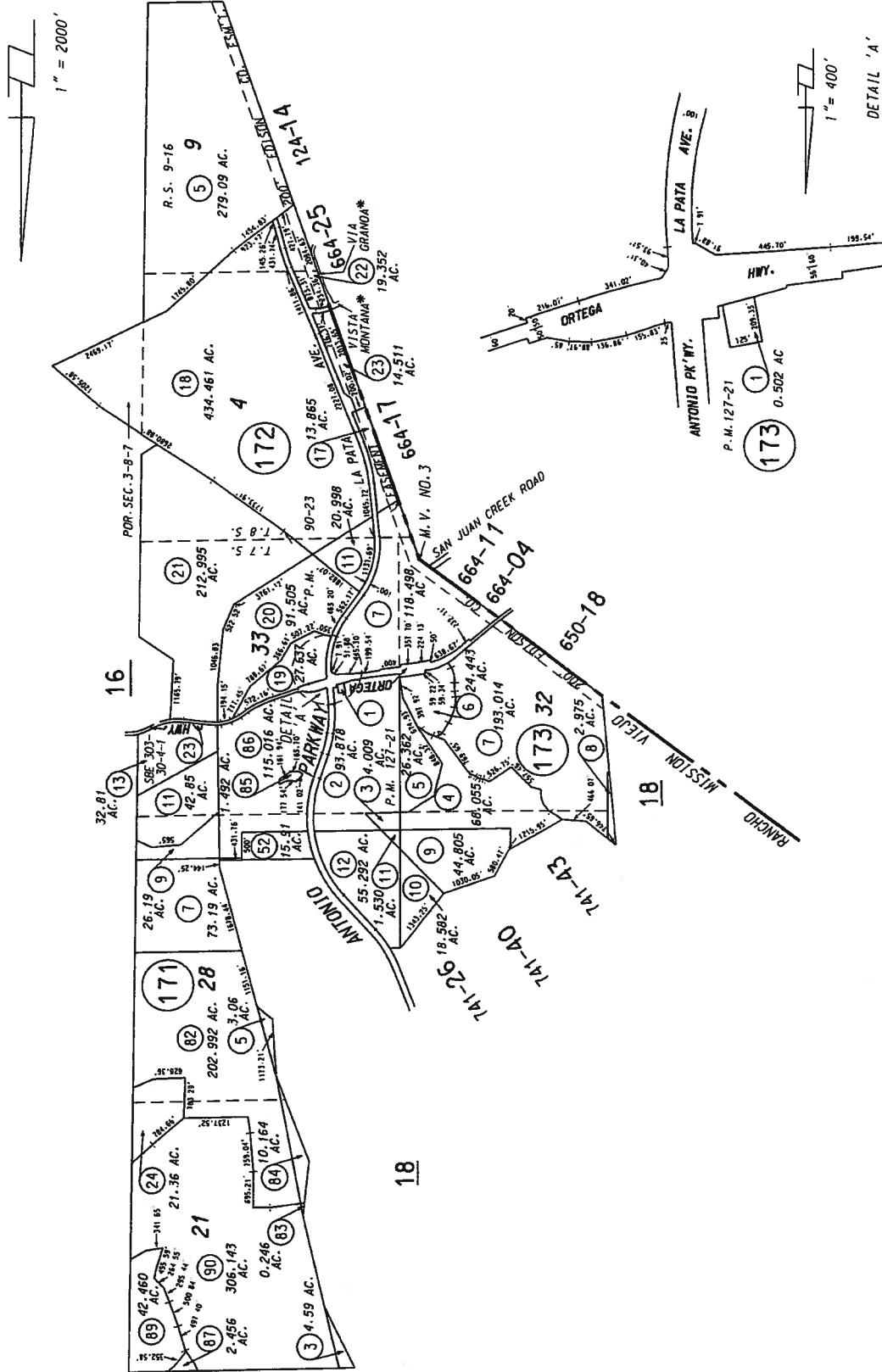
K Street Corridor - Sacramento, CA. Evaluated and conducted Phase I environmental site assessments on three block area of downtown Sacramento, as well as a number of individual properties in other areas within the K Street Corridor, on behalf of the City of Sacramento Downtown Development Group.

Southside Garden and Fremont Mews, Sacramento, CA - Conducted Phase I and Phase II environmental site assessments and evaluated environmental concerns on two community garden projects on behalf of the Capitol Area Development Authority. Coordinated regulatory oversight with Sacramento County Environmental Management Division and the State Office of Environmental Health Hazard Assessment. Prepared and evaluated requests for proposals for cleanup contractors and provided remediation oversight and management. Prepared closure documentation and obtained regulatory signoff from both the Southside Garden and Fremont Mews projects.

**PUBLICATIONS**

Matson, C.E., and Sentianin, B.A., 1991, Bioremediation of Contaminated Soils and Ground Water Using Forced Air Ventilation and Water Perfusion Systems: Proceedings of Hazmacon 91, pp. 459-469.

**APPENDIX B  
ORANGE COUNTY ASSESSOR MAPS/  
FIRM MAP**



\* PRIVATE STREET

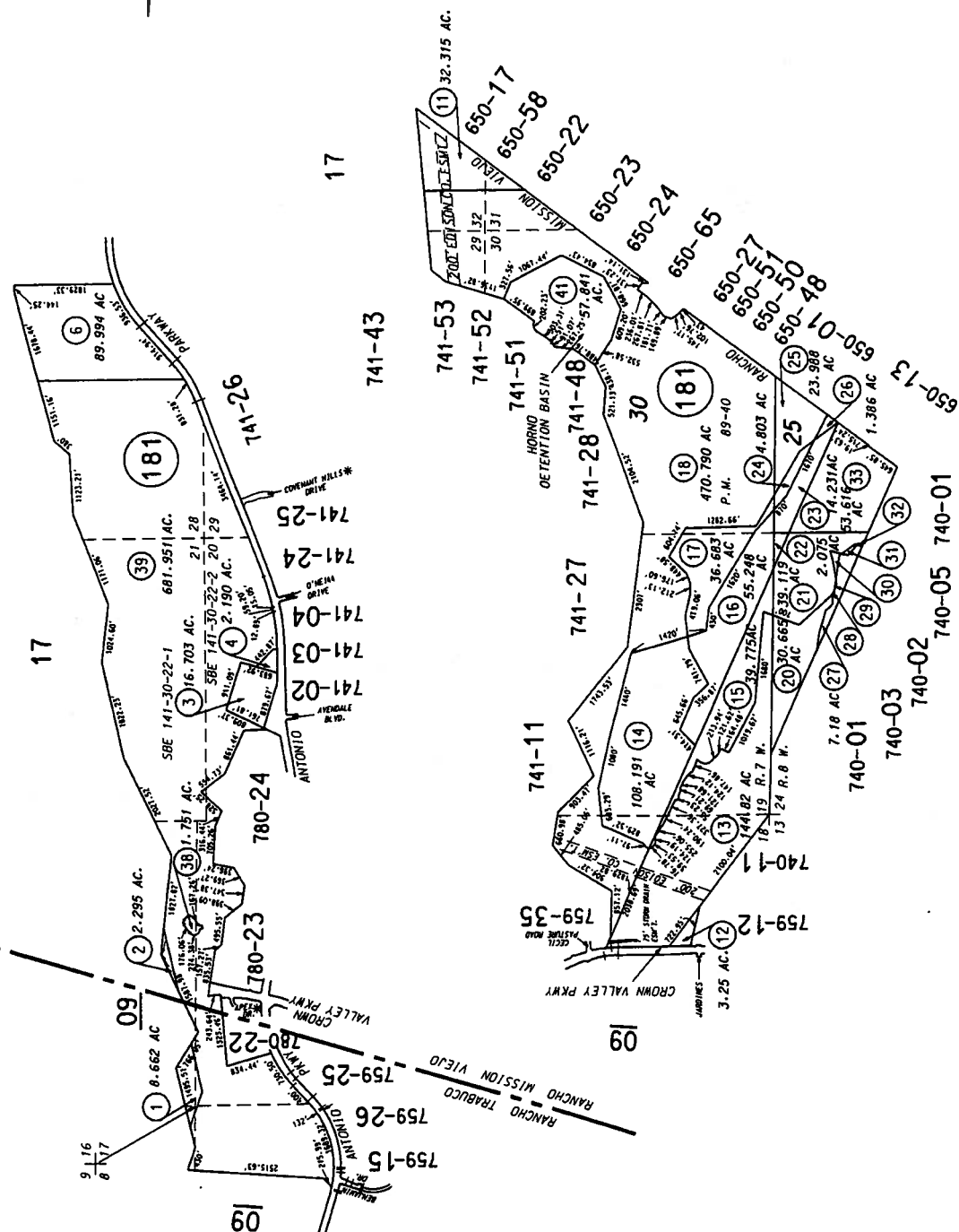
ASSESSOR'S MAP  
BOOK 125 PAGE 17  
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

P.M. 90-23, 127-21

**PARCEL MAP**

**MARCH 1951**



**\*PRIVATE STREET**

ASSESSOR'S MAP  
BOOK 125 PAGE 18  
COUNTY OF ORANGE

**NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES**

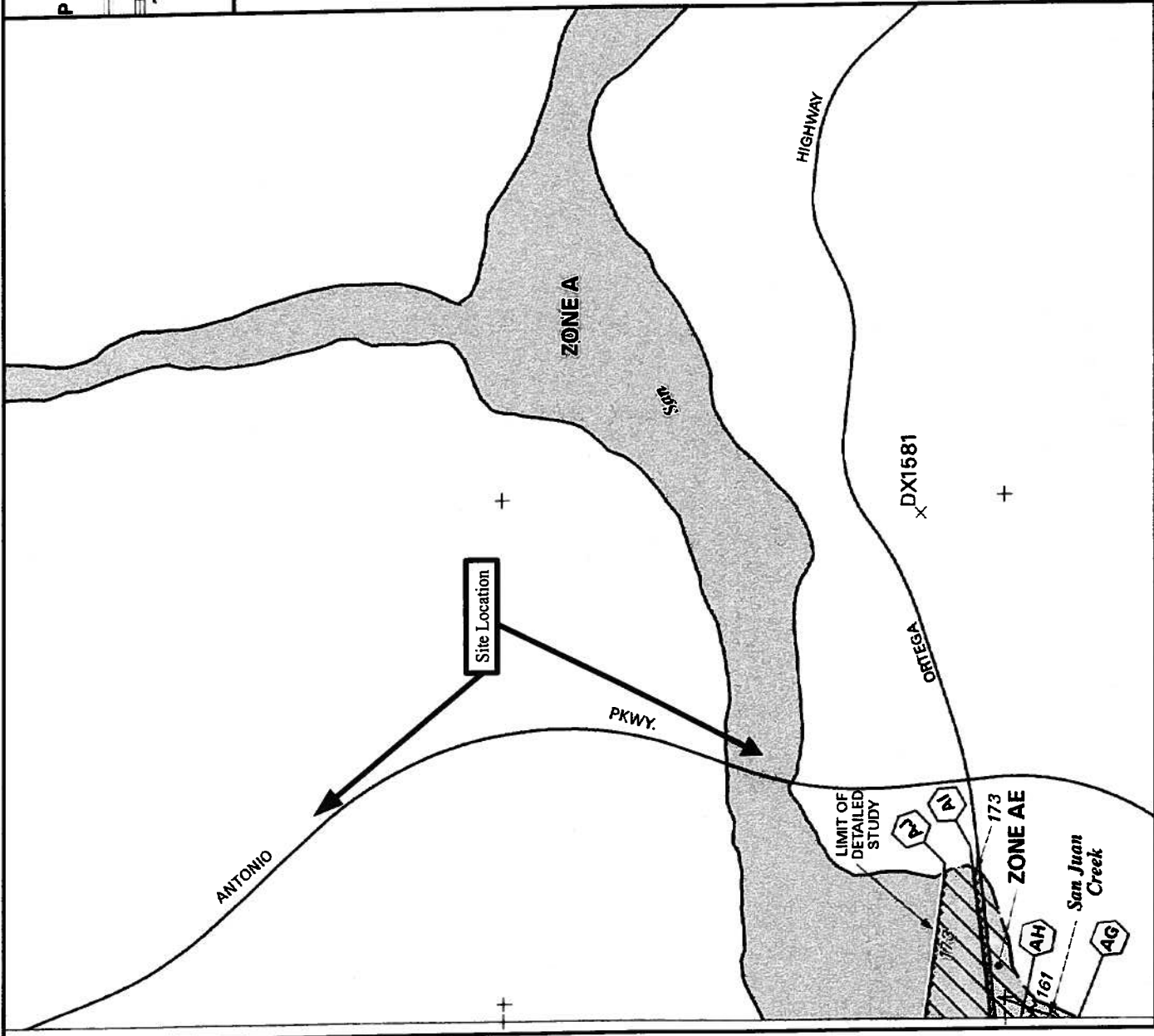
R.S. 8-34 to 46 inc. &  
R.S. 9-15 to 22 inc.  
P.M. 89-40, 127-21

**RANCHO MISSIN VIEJO**  
**PARCEL MAP**

JANUARY 2002



P SCALE 1" = 1000'



PANEL 0465H

# FIRM FLOOD INSURANCE RATE MAP ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS

## PANEL 465 OF 550

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY  
NUMBER  
PANEL  
SUFFIX

ORANGE COUNTY,  
UNINCORPORATED AREAS  
SAN JUAN CAPISTRANO, CITY OF  
000212  
0445  
0400  
H  
H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
06059C0465H

MAP REVISED:  
FEBRUARY 18, 2004

Federal Emergency Management Agency

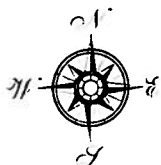
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

**Phase I ESA and ISA – RMV  
Antonio Parkway, San Juan Capistrano, California**

**March 10, 2009  
EEI Project No. RMV-70894**

**APPENDIX C  
HISTORICAL AERIAL PHOTOGRAPHS  
AND TOPOGRAPHIC MAPS**





# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 2002



Job Number: RMV-70894 (NAPP-3C\_12502-186)

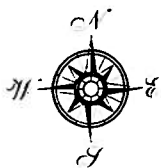
Original Scale of Photo: 1:40,000

Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

 ≈ 1,500 ft

Copyright: Track Info Services, LLC



# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 1994



Job Number: RMV-70894 (NAPP-2C\_6866-87)

Original Scale of Photo: 1:40,000

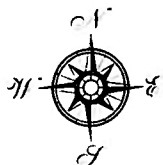
Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

 ≈ 1,500 ft

Copyright: Track Info Services, LLC





# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 1989



Job Number: RMV-70894 (NAPP\_1852-196)

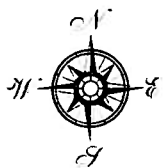
Original Scale of Photo: 1:40,000

Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

 ≈ 1,500 ft

Copyright: Track Info Services, LLC



# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 1977



Job Number: RMV-70894 (TG-7700\_5-10)

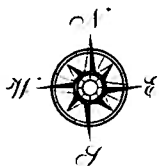
Original Scale of Photo: 1:24,000

Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

 ≈ 1,500 ft

Copyright: Track Info Services, LLC

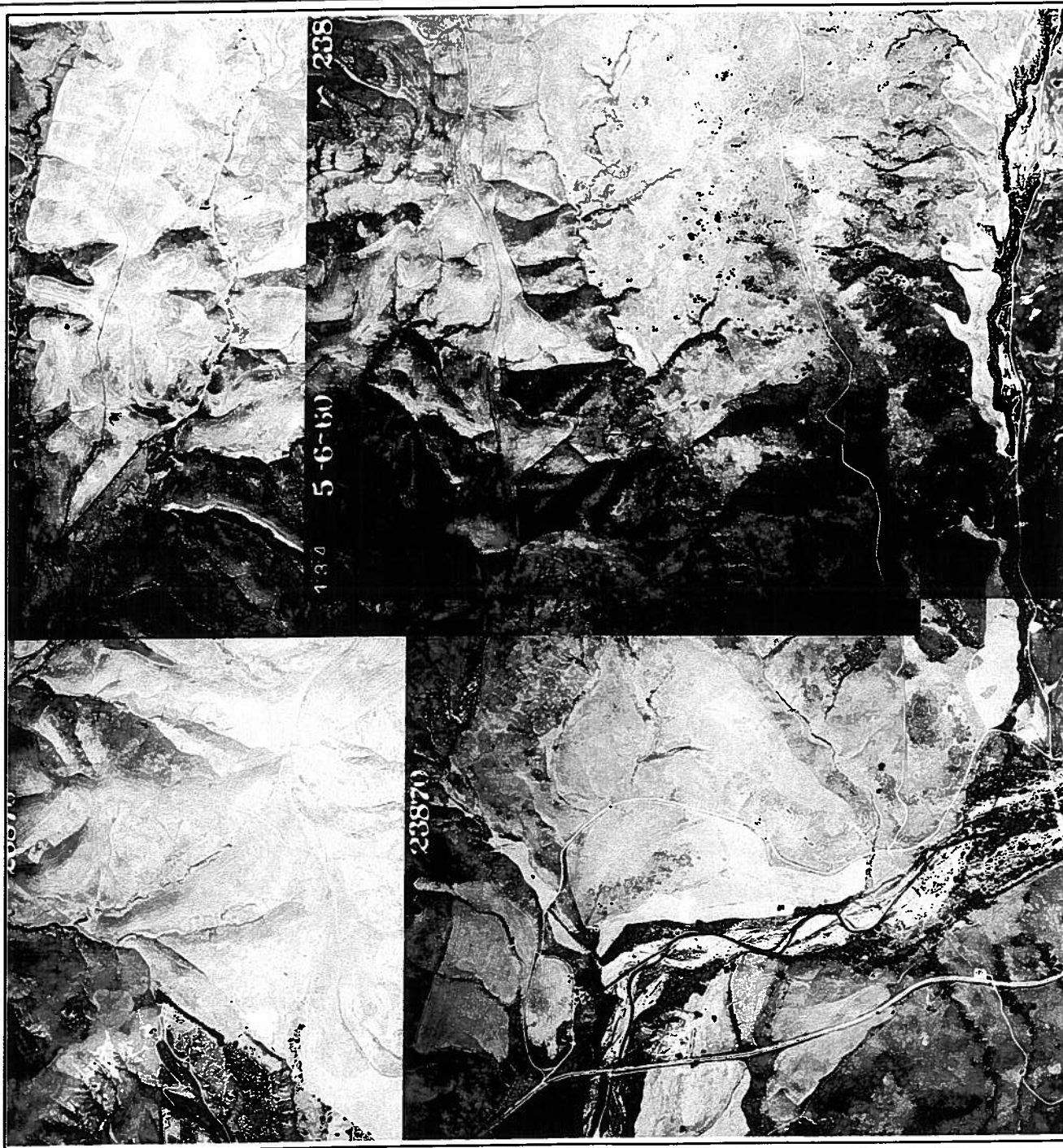


# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 1960



Job Number: RMV-70894 (C-23870\_105, 106, 133 & 134)

Original Scale of Photo: 1:14,400

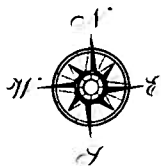
Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

— ≈ 1,500 ft

Copyright: Track Info Services, LLC





# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 1952



Job Number: RMV-70894 (AXK-1953\_3K-104)

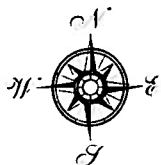
Original Scale of Photo: 1:20,000

Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

 ≈ 1,500 ft

Copyright: Track Info Services, LLC



# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 1946



Job Number: RMV-70894 (GS-CP\_8-169)

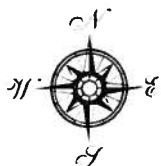
Original Scale of Photo: 1:23,600

Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

 ≈ 1,500 ft

Copyright: Track Info Services, LLC



# Track Info Services, LLC

Historical Aerial Photo

Site: Antonio Pkwy, Ladera Ranch, CA 92694

Photo Year: 1938



Job Number: RMV-70894 (AXK-1938\_50-84 & 50-85)

Original Scale of Photo: 1:20,000

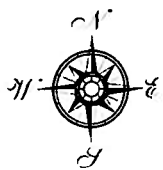
Approximate Scale of This Image: 1 in equals 1,500 ft

Coverage Area Approximately 1 Mile Radius from Subject Site

 ≈ 1,500 ft

Copyright: Track Info Services, LLC



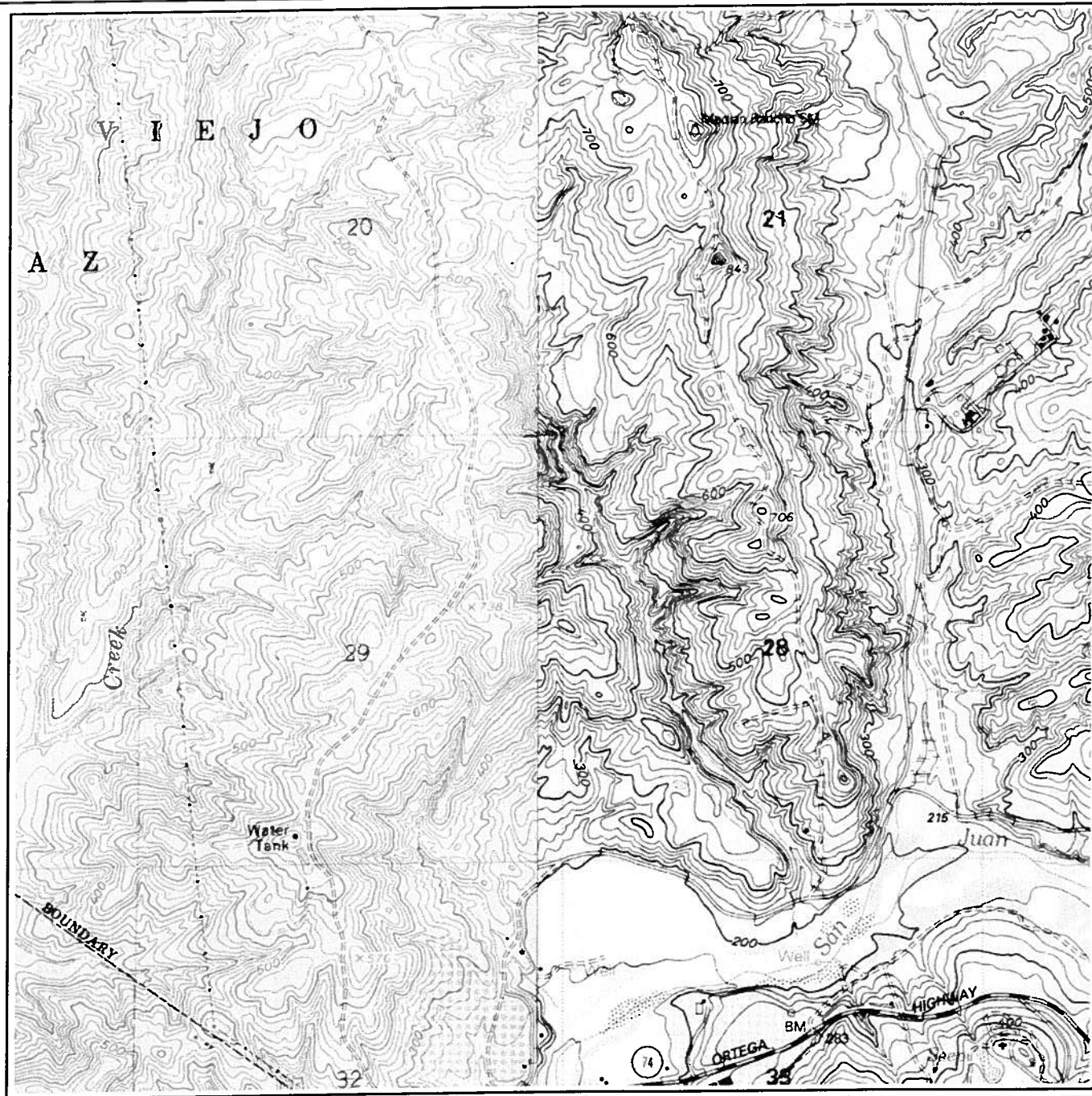


# Track Info Services, LLC

Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1997 - Image 1



Building

Topo Contour

Depression

Quarry or Open Pit Mine

Railroad

Tanks

Primary Highway

Trail

0 1/4 1/2 3/4 1 mile

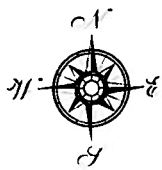
Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1997

(W: San Juan Capistrano, CA 1981)

Copyright: Track Info Services, LLC

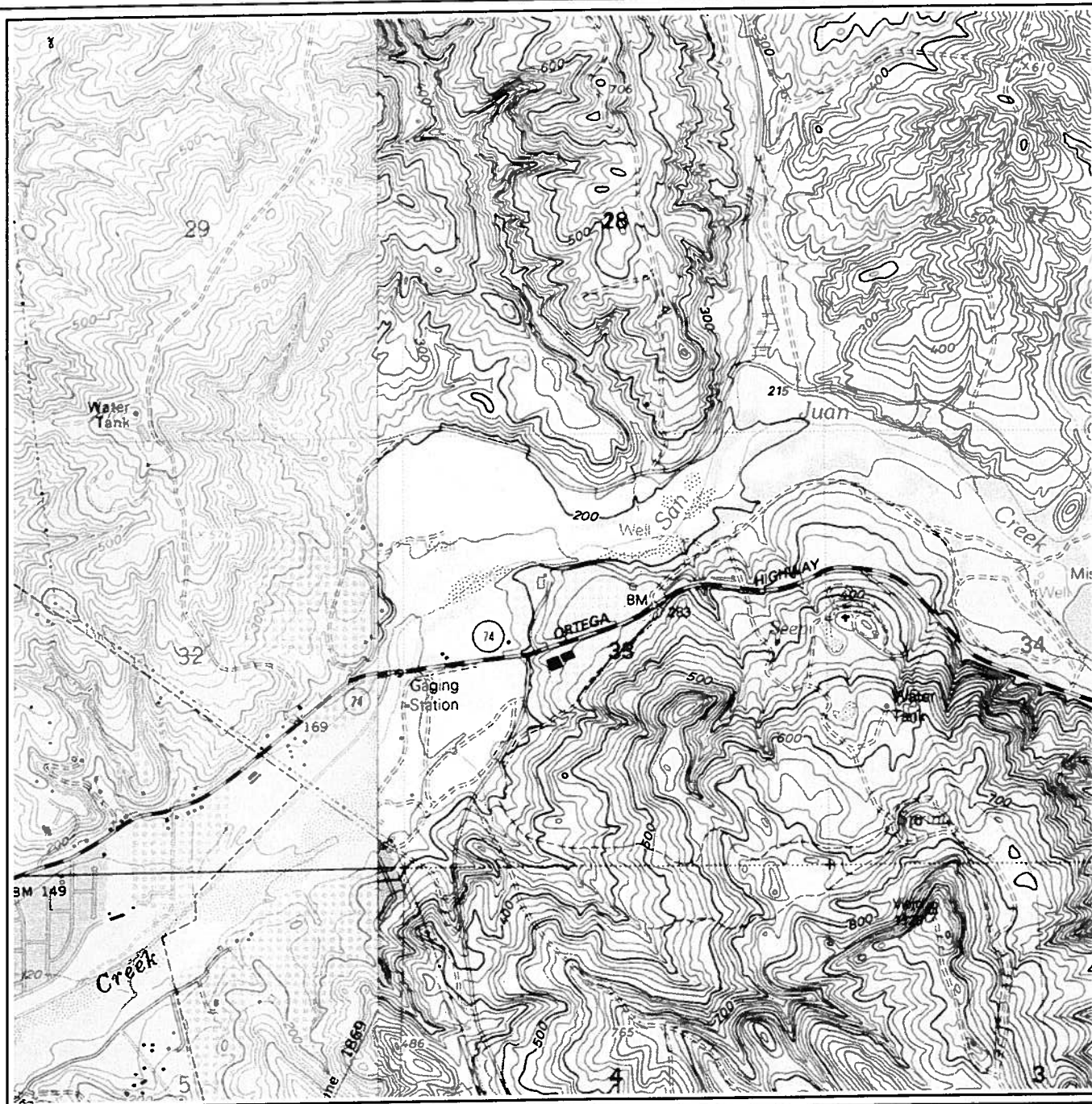


# Track Info Services, LLC

Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1997 - Image 2



Building



Topo Contour



Depression



Quarry or Open Pit Mine



Railroad



Tanks



Primary Highway



Trail



0 1/4 1/2 3/4 1 mile

Job Number: RMV-70894

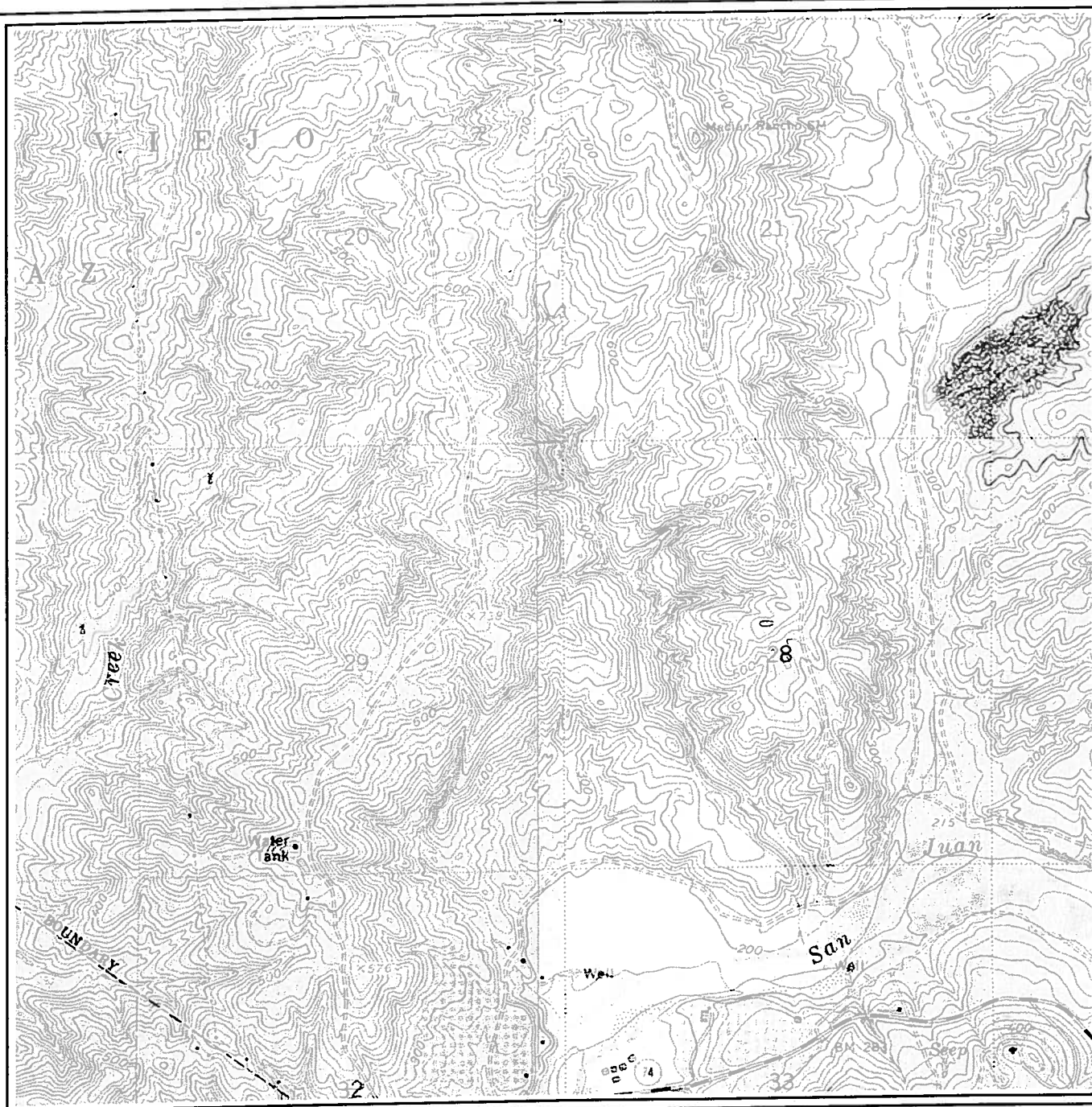
Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1997  
(W: San Juan Capistrano, CA 1981)

Copyright: Track Info Services, LLC

Environmental  
**FIRSTSEARCH**  
Network

Site: Antonio Parkway, Ladera Ranch, CA 92694



A horizontal number line representing a mile. It is divided into four equal segments by tick marks. The segments are labeled 0,  $\frac{1}{4}$ ,  $\frac{1}{2}$ ,  $\frac{3}{4}$ , and 1 mile.

\_\_\_\_\_

[illegible]

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1988  
(W: San Juan Capistrano, CA 1981)

Copyright: Track Info Services, LLC

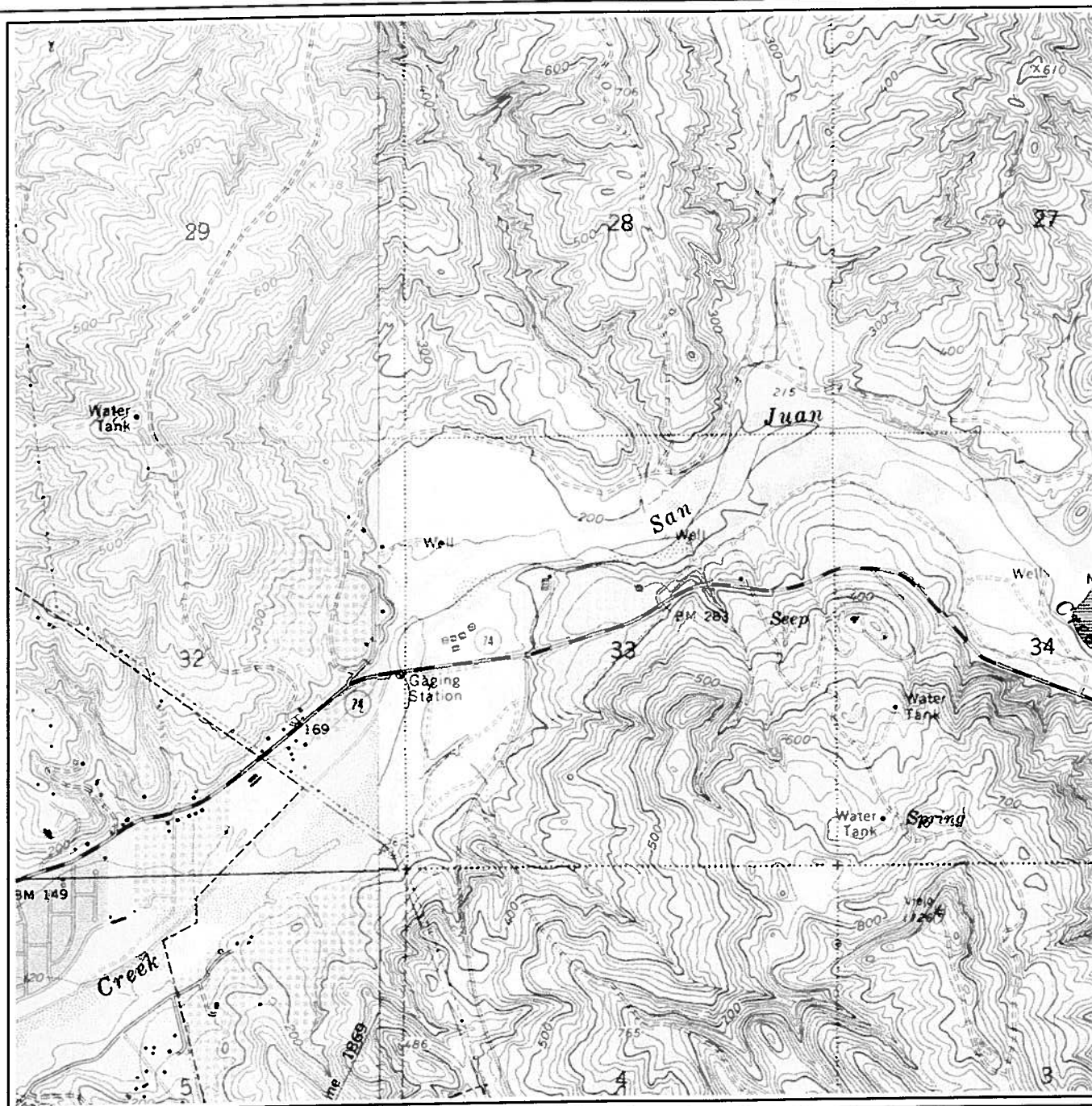
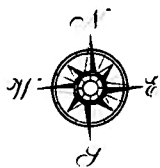


# Track Info Services, LLC

Historical Topographic Map

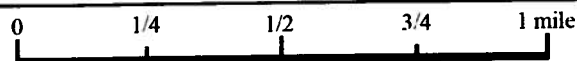
Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1988 - Image 2



- Building
- Topo Contour
- Depression
- Quarry or Open Pit Mine

- Railroad
- Tanks
- Primary Highway
- Trail

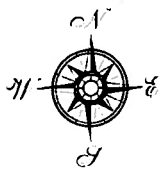


Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1988  
(W: San Juan Capistrano, CA 1981)

Copyright: Track Info Services, LLC

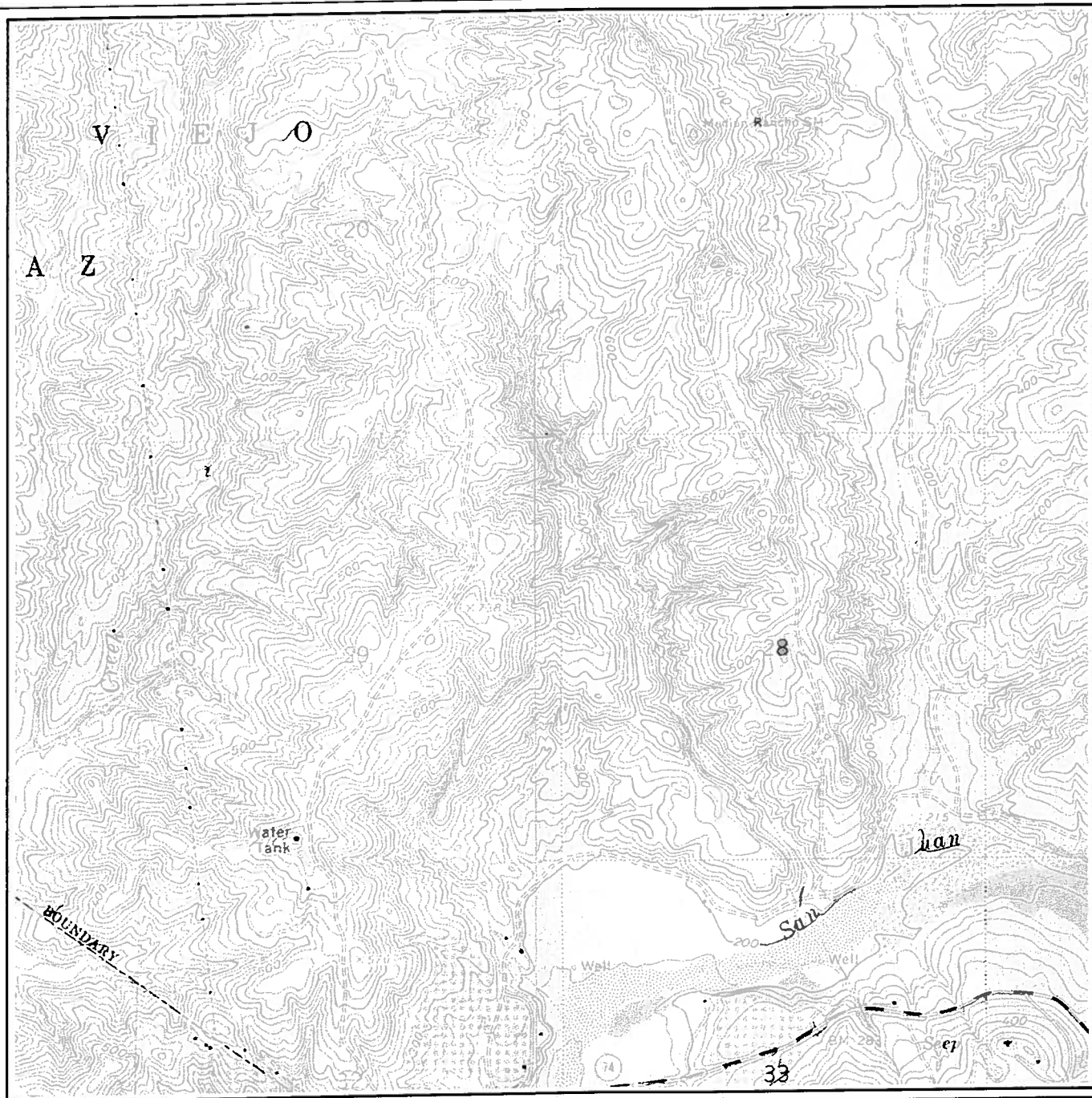


# Track Info Services, LLC

Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

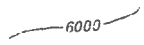
Quadrangle Year: 1975 - Image 1



Building



Topo Contour



Depression



Quarry or Open Pit Mine



Railroad



Tanks



Primary Highway



Trail



0 1/4 1/2 3/4 1 mile

Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1975

(W: San Juan Capistrano, CA 1978)

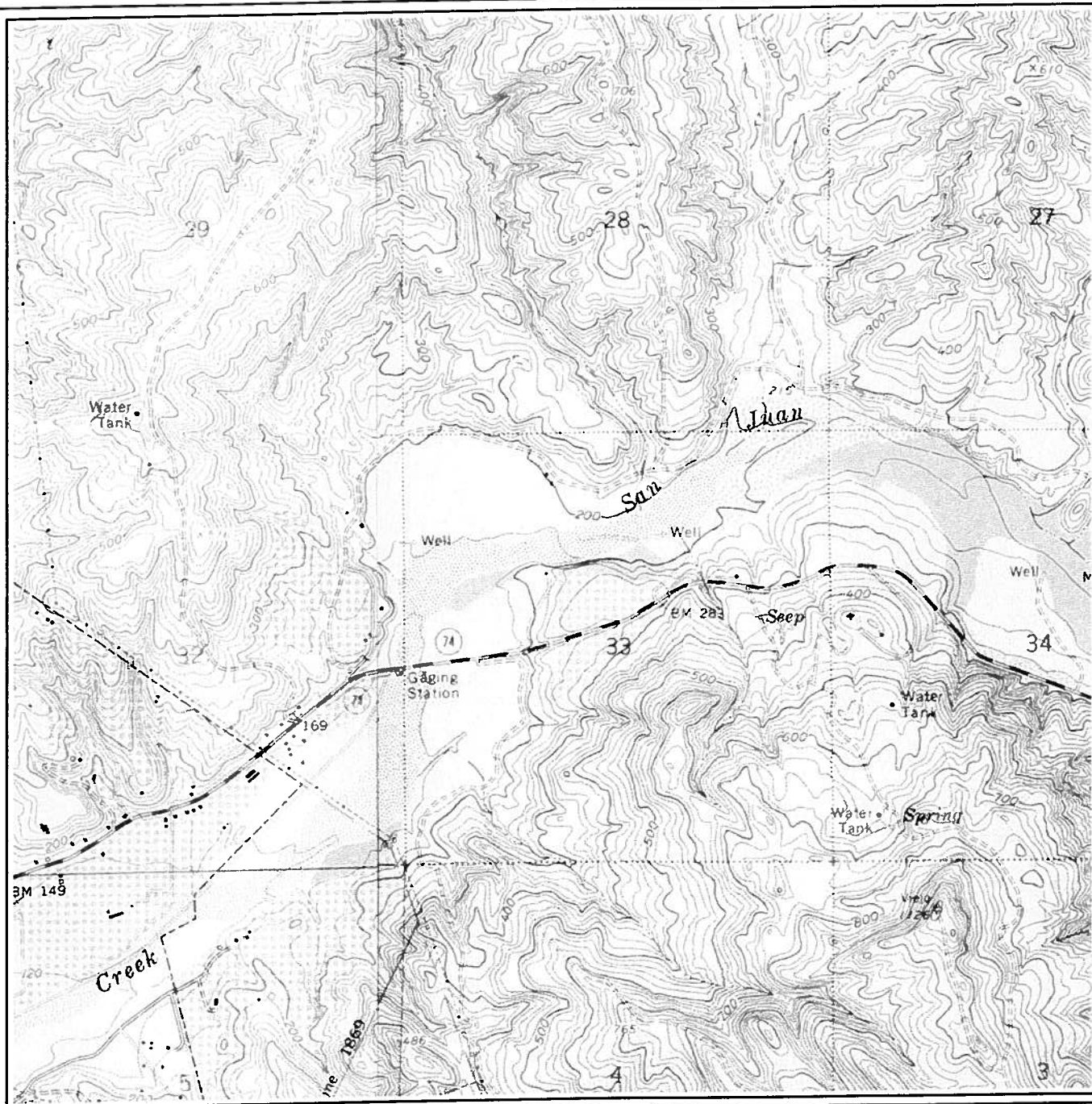
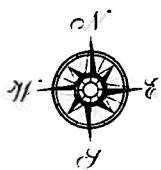
Copyright: Track Info Services, LLC

# Track Info Services, LLC

Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1975 - Image 2



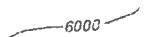
Building



Railroad



Topo Contour



Tanks



Depression



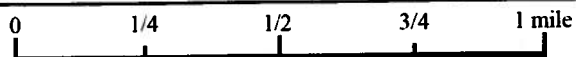
Primary Highway



Quarry or Open Pit Mine



Trail



Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1975

(W: San Juan Capistrano, CA 1978)

Copyright: Track Info Services, LLC

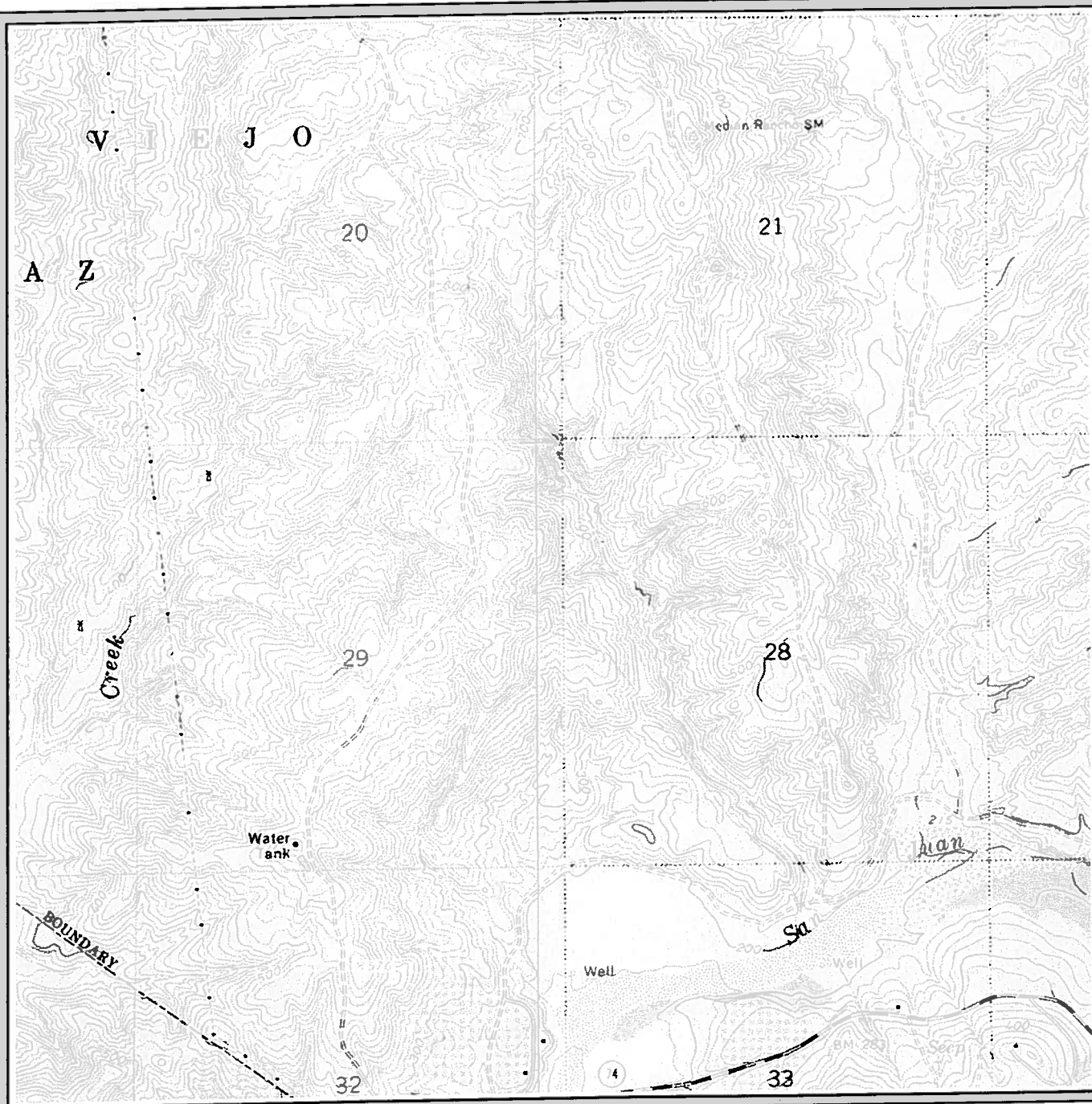
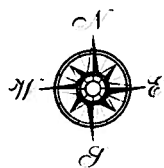


# Track Info Services, LLC

Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1968 - Image 1



- |                         |         |                 |         |
|-------------------------|---------|-----------------|---------|
| Building                | ---■--- | Railroad        | —+—     |
| Topo Contour            | —6000—  | Tanks           | ●●●●    |
| Depression              | —( )—   | Primary Highway | —+—     |
| Quarry or Open Pit Mine | ✕       | Trail           | ---+--- |

0 1/4 1/2 3/4 1 mile

Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1968

(W: San Juan Capistrano, CA 1968)

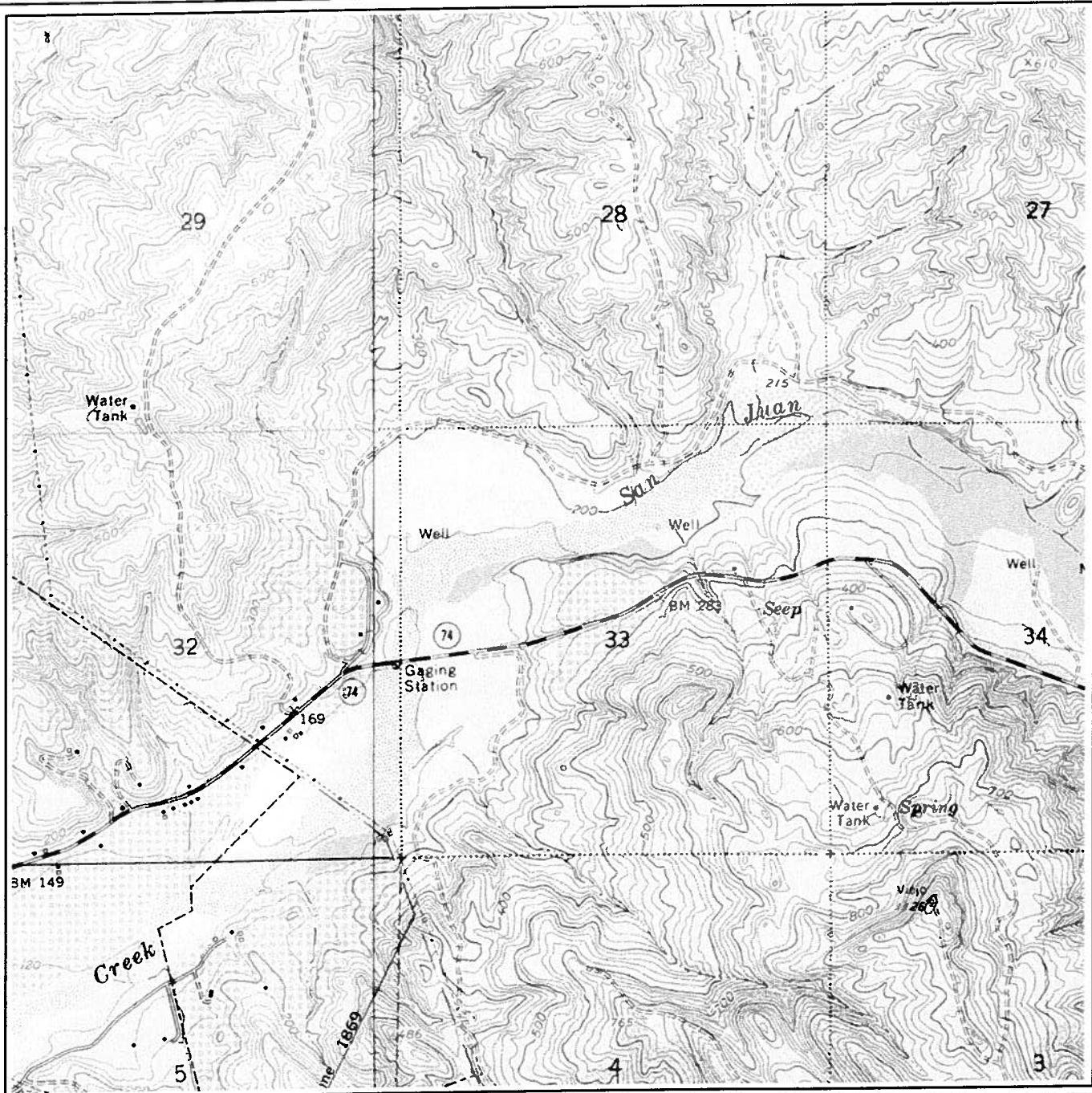
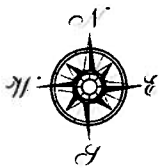
Copyright: Track Info Services, LLC

# Track Info Services, LLC

Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1968 - Image 2



Building

Topo Contour

Depression

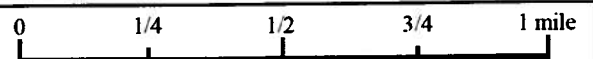
Quarry or Open Pit Mine

Railroad

Tanks

Primary Highway

Trail



Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1968

(W: San Juan Capistrano, CA 1968)

Copyright: Track Info Services, LLC

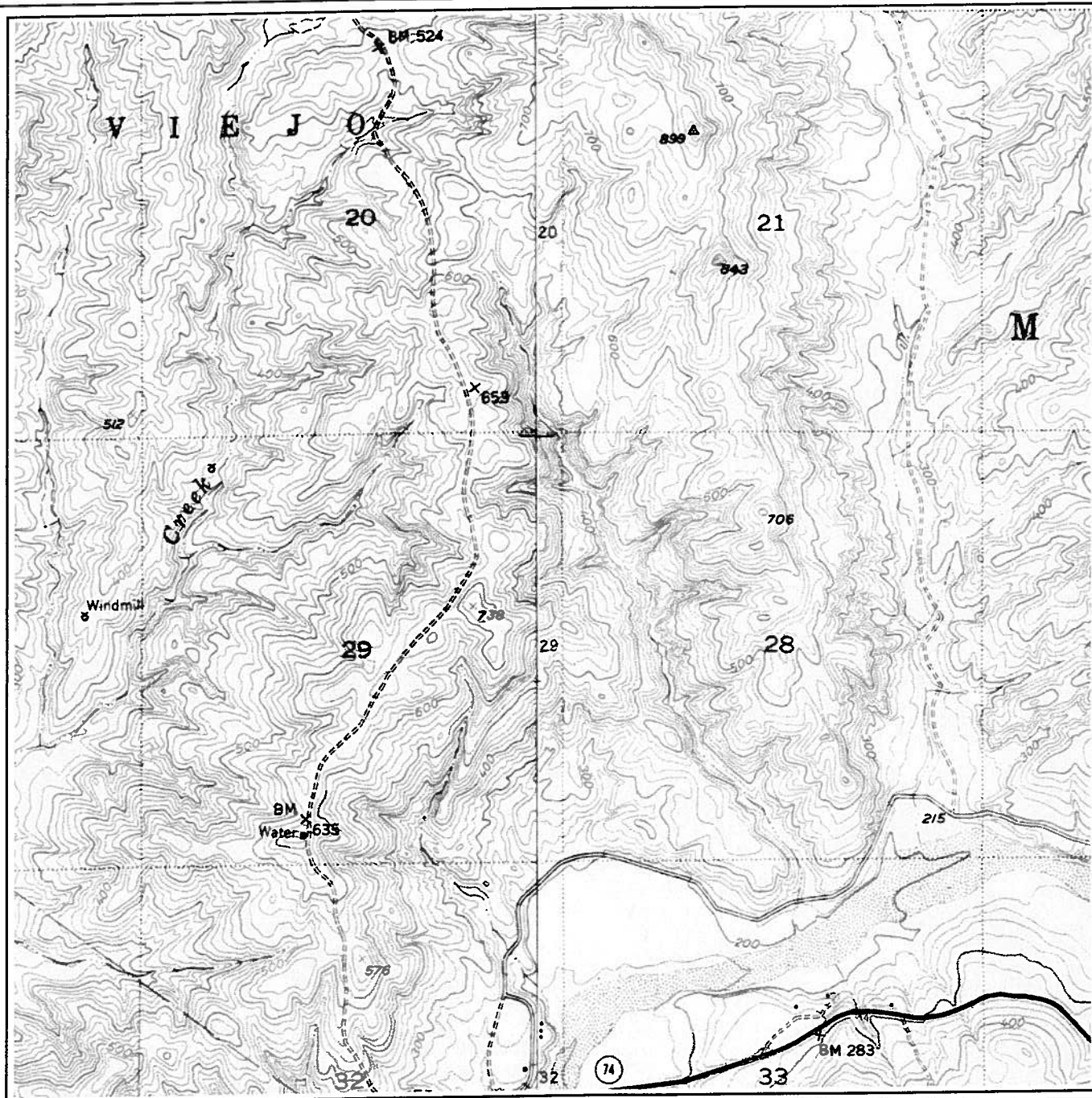
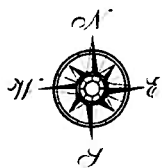


# Track Info Services, LLC

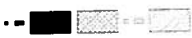
Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1949 - Image 1



Building



Topo Contour



Depression



Quarry or Open Pit Mine



Railroad



Tanks



Primary Highway



Trail



0 1/4 1/2 3/4 1 mile

Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1949

(W: San Juan Capistrano, CA 1949)

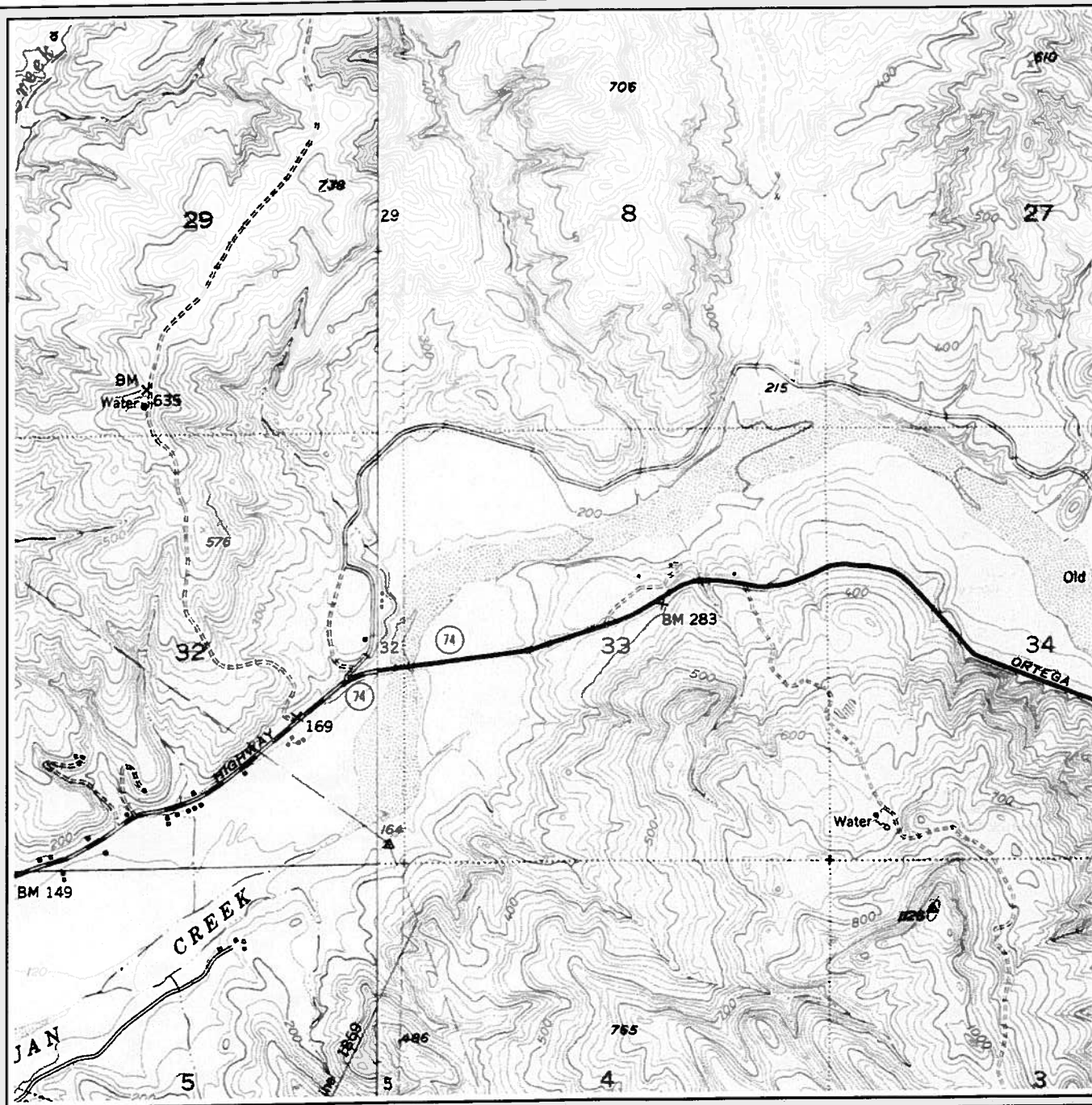
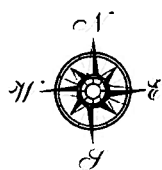
Copyright: Track Info Services, LLC

# Track Info Services, LLC

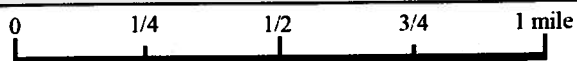
Historical Topographic Map

Site: Antonio Parkway, Ladera Ranch, CA 92694

Quadrangle Year: 1949 - Image 2



- |                         |             |                 |       |
|-------------------------|-------------|-----------------|-------|
| Building                | --- ■ --- □ | Railroad        | —+—   |
| Topo Contour            | —6000—      | Tanks           | • ● ○ |
| Depression              | ⊖           | Primary Highway | —     |
| Quarry or Open Pit Mine | ×           | Trail           | - - - |



Job Number: RMV-70894

Original Scale of Full Topo: 1:24,000

Quadrangle Name: Canada Gobernadora, CA 1949

(W: San Juan Capistrano, CA 1949)

Copyright: Track Info Services, LLC

**Phase I ESA and ISA – RMV  
Antonio Parkway, San Juan Capistrano, California**

**March 10, 2009  
EEI Project No. RMV-70894**

**APPENDIX D  
ENVIRONMENTAL RECORDS SEARCH**

**TRACK ► INFO SERVICES, LLC**

# **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**ANTONIO PKWY**

**LADERA RANCH CA 92694**

**Job Number: RMV-70894**

**PREPARED FOR:**

**EEI**

**424-C Arneill Road**

**Camarillo, CA 93010**

**02-24-09**



***Tel: (866) 664-9981***

***Fax: (818) 249-4227***

# Environmental FirstSearch Search Summary Report

**Target Site:** ANTONIO PKWY  
LADERA RANCH CA 92694

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-12-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-12-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-09-09	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-09-09	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-13-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	11-13-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-08-08	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-08-08	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	12-16-08	0.25	0	0	0	-	-	0	0
ERNS	Y	11-17-08	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	01-16-09	1.00	0	0	0	0	0	1	1
State Spills 90	Y	01-05-09	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	01-05-09	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	01-05-09	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	11-04-08	0.25	0	0	1	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	09-03-08	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	01-16-09	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	08-08-07	0.50	0	0	0	0	-	0	0
State Permits	Y	04-16-08	0.25	0	0	0	-	-	3	3
State Other	Y	01-16-09	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	1	0	0	5	6

### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

### Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 02-24-09  
**Requestor Name:** eeicam  
**Standard:** ASTM-05

**Search Type:** LINEAR  
**Job Number:** RMV-70894  
**Filtered Report**

**TARGET ADDRESS:** ANTONIO PKWY  
LADERA RANCH CA 92694

*Demographics*

<b>Sites:</b> 6	<b>Non-Geocoded:</b> 5	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-117.626409	-117:37:35	<b>Easting:</b>	441837.669
<b>Latitude:</b>	33.535337	33:32:7	<b>Northing:</b>	3710619.726
			<b>Zone:</b>	11

*Comment*

**Comment:**

*Additional Requests/Services*

**Adjacent ZIP Codes:** 0.25 Mile(s)

**Services:**

<u>ZIP</u>					
<u>Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	
92675	N JUAN CAPISTRANO	CA	0.00 --	Y	

	<u>Requested?</u>	<u>Date</u>
Sanborns	No	
Aerial Photographs	Yes	02-24-09
Historical Topos	Yes	02-24-09
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

**Environmental FirstSearch**  
**Sites Summary Report**

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

**TOTAL:** 6      **GEOCODED:** 1      **NON GEOCODED:** 5      **SELECTED:** 6

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
2	PERMITS	CALTRANS DIST 12/CONSTR/EA12-04321 CAL000329695/ACTIVE	RTE 74 PM 13.3-16.6 SAN JUAN CAPIS CA 92675	NON GC	
2	PERMITS	WELLHEAD POWER MARGARITA LLC CAL000329517/ACTIVE	28402 ANTONIO PKWY LADERA RANCH CA 92694	NON GC	
3	PERMITS	LAUREL VISTA APTS CAL000299191/ACTIVE	27082 O NEILL DR LADERA RANCH CA 92694	NON GC	
4	STATE	OSO GRANDE SCHOOL CAL30020004/NO ACTION - FOR CALM	SIENNA PARKWAY/O NEIL DRIVE LADERA RANCH CA 92675	NON GC	
6	SWL	PRIMA DESCHECHA SANIT LANDFILL WMUD9 000000261/ACTIVE	END OF LA PATA RD SAN JUAN CAPIS CA 92675	NON GC	
1	UST	CAPISTRANO WHOLESALE NURSERY TISID-STATE7210/INACTIVE	29812 ORTEGA SAN JUAN CAPIS CA 92675	0.16 SE	1

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 1

**DIST/DIR:** 0.16 SE

**MAP ID:** 1

**NAME:** CAPISTRANO WHOLESALE NURSERY  
**ADDRESS:** 29812 ORTEGA  
SAN JUAN CAPISTRA CA 92675  
Orange

**REV:** 01/01/94  
**ID1:** TISID-STATE7210  
**ID2:**  
**STATUS:** INACTIVE  
**PHONE:**

**CONTACT:**

**UST HISTORICAL DATA**

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names & locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

**PERMITS SITE**

**SEARCH ID:** 6                      **DIST/DIR:** NON GC                      **MAP ID:**

<b>NAME:</b> CALTRANS DIST 12/CONSTR/EA12-043214	<b>REV:</b> 04/16/08
<b>ADDRESS:</b> RTE 74 PM 13.3-16.6	<b>ID1:</b> CAL000329695
SAN JUAN CAPISTRANO CA 92675	<b>ID2:</b>
Orange	<b>STATUS:</b> ACTIVE
<b>CONTACT:</b>	<b>PHONE:</b>

**THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI) SITE  
INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS):**

<b>Date Record was Created:</b>	2/14/2008 3:22:25 PM
<b>Inactivity Date:</b>	
<b>Facility Mail Name:</b>	
<b>Facility Mailing Address:</b>	31726 RANCHO VIEJO RD STE 115, SAN JUAN CAPISTRANO, CA 92675
<b>Owner Name:</b>	CALTRANS
<b>Owner Address:</b>	1120 N ST, SACRAMENTO, CA 95814
<b>Contact Name:</b>	FARID ASKARI/ASST RE
<b>Contact Address:</b>	31726 RANCHO VIEJO RD STE 115, SAN JUAN CAPISTRANO, CA 92675
<b>Contact Phone:</b>	9494874027

**PERMITS SITE**

**SEARCH ID:** 5                      **DIST/DIR:** NON GC                      **MAP ID:**

<b>NAME:</b> WELLHEAD POWER MARGARITA LLC	<b>REV:</b> 04/16/08
<b>ADDRESS:</b> 28402 ANTONIO PKWY	<b>ID1:</b> CAL000329517
LADERA RANCH CA 92694	<b>ID2:</b>
Orange	<b>STATUS:</b> ACTIVE
<b>CONTACT:</b>	<b>PHONE:</b>

**THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI) SITE  
INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS):**

<b>Date Record was Created:</b>	2/6/2008 3:09:21 PM
<b>Inactivity Date:</b>	
<b>Facility Mail Name:</b>	
<b>Facility Mailing Address:</b>	650 BERCUT DR STE C, SACRAMENTO, CA 95811-0100
<b>Owner Name:</b>	WELLHEAD POWER MARGARITA LLC
<b>Owner Address:</b>	650 BERCUT DR STE C, SACRAMENTO, CA 95811-0100
<b>Contact Name:</b>	GRANT MCDANIEL
<b>Contact Address:</b>	650 BERCUT DR STE C, SACRAMENTO, CA 95811-0100
<b>Contact Phone:</b>	9164475171

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

**PERMITS SITE**

**SEARCH ID:** 4

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** LAUREL VISTA APTS  
**ADDRESS:** 27082 O NEILL DR  
LADERA RANCH CA 92694  
Orange

**REV:** 04/16/08  
**ID1:** CAL000299191  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI) SITE  
INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :**

**Date Record was Created:** 10/6/2005 9:08:45 AM

**Inactivity Date:**

**Facility Mail Name:**

**Facility Mailing Address:**

**Owner Name:**

**Owner Address:**

**Contact Name:**

**Contact Address:**

**Contact Phone:**

PO BOX 19528, IRVINE, CA 92614  
LADERA IV WNG LLC  
8 EXECUTIVE CIR, IRVINE, CA 92614  
LUIS HEREDIA, EHS MANAGER  
8 EXECUTIVE CIRCLE, IRVINE, CA 92614  
9498626200

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

STATE

**SEARCH ID:** 2                      **DIST/DIR:** NON GC                      **MAP ID:**

<b>NAME:</b> OSO GRANDE SCHOOL	<b>REV:</b> 07/18/05
<b>ADDRESS:</b> SIENNA PARKWAY/O NEIL DRIVE	<b>ID1:</b> CAL30020004
LADERA RANCH CA 92675	<b>ID2:</b>
ORANGE	<b>STATUS:</b> NO ACTION - FOR CALMORTGAGE
<b>CONTACT:</b>	<b>PHONE:</b>

**OTHER SITE NAMES (blank below = not reported by agency)**

OSO GRANDE SCHOOL

CAPISTRANO UNIFIED SCHOOL DISTRICT

**GENERAL SITE INFORMATION**

<b>File Name (if different than site name):</b>	OSO GRANDE SCHOOL
<b>Status:</b>	NO ACTION - FOR CALMORTGAGE ONLY
<b>AWP Site Type:</b>	PROPOSED SCHOOL SITE PROPERTY
<b>NPL Site:</b>	
<b>Fund:</b>	
<b>Status Date:</b>	10072003
<b>Lead:</b>	DEPT OF TOXIC SUBSTANCES CONTROL
<b>Staff:</b>	RMORRIS
<b>DTSC Region &amp; RWQCB #:</b>	CYPRESS
<b>Branch:</b>	SCHOOL EVALUATION
<b>RWQCB:</b>	
<b>Site Access:</b>	
<b>Groundwater Contamination:</b>	
<b>Number of Sources Contributing to Contamination at the Site:</b>	0

**OTHER AGENCY ID NUMBERS (blank below = not reported by agency)**

**ID SOURCE NAME, & VALUE:** CALSTARS CODE 404477-11

**BACKGROUND INFORMATION (blank below = not reported by agency)**

Since before 1942 and up to 1999, the site had been in an undeveloped state and was part of a larger cattle ranch, used for dry farming and grazing. Mass grading of the site began in 1999 and was completed in the summer of 2001. Since this time, the site has been either vacant or used as a temporary storage area for construction materials, such as lumber and utility pipes. No other site uses are known.

**PROJECTED ACTIVITIES (blank below = not reported by agency)**

<b>Activity:</b>	PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES
<b>Activity Status:</b>	PRELIMINARY ENDANGERMENT ASSESSMENT REQUIRED
<b>Completion Due Date:</b>	
<b>Revised Completion Due Date:</b>	
<b>Date Activity Actually Completed:</b>	09082003
<b>Yards of Solids Removed:</b>	0
<b>Yards of Solids Treated:</b>	0
<b>Gallons of Liquid Removed:</b>	0
<b>Gallons of Liquid Treated:</b>	0
<b>Activity:</b>	PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES
<b>Activity Status:</b>	NO ACTION - FOR CALMORTGAGE ONLY
<b>Completion Due Date:</b>	
<b>Revised Completion Due Date:</b>	
<b>Date Activity Actually Completed:</b>	10072003
<b>Yards of Solids Removed:</b>	0
<b>Yards of Solids Treated:</b>	0
<b>Gallons of Liquid Removed:</b>	0

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

STATE

**SEARCH ID:** 2

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** OSO GRANDE SCHOOL  
**ADDRESS:** SIENNA PARKWAY/O NEIL DRIVE  
LADERA RANCH CA 92675  
ORANGE

**REV:** 07/18/05  
**ID1:** CAL30020004  
**ID2:**  
**STATUS:** NO ACTION - FOR CALMORTGAGE  
**PHONE:**

**CONTACT:**

**Gallons of Liquid Treated:** 0

**DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)**  
**Comments Date:** 09082003

: DTSC reviewed a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Capistrano Unified School District (CUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and CUSD. DTSC reviewed a Phase I Addendum Report and has made a No Action determination for this site.

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

**SOLID WASTE LANDFILL SITE**

**SEARCH ID:** 3

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** PRIMA DESCHECHA SANIT LANDFILL  
**ADDRESS:** END OF LA PATA RD  
SAN JUAN CAPISTRANO CA 92675  
ORANGE  
**CONTACT:** KEVIN H KONDRU

**REV:** 07/03/00  
**ID1:** WMUD9 000000261  
**ID2:** 30-AB-0019  
**STATUS:** ACTIVE  
**PHONE:**

**WMUDS FACILITY INFORMATION (blank = not reported)**

**Regional ID #:**

**NPDES ID #:**

**Region:**

9

**Edit Date:**

3/2/94

**Last Edit:**

JHMHMARV

**Waste Discharger Facility:**

Yes

**Sub Chapter 15 Facility:**

Yes

**Solid Waste Assessment Test Site:**

Yes

**Toxic Pits Cleanup Act Facility:**

No

**RCRA Facility:**

No

**Department of Defense Facility:**

No

**Municipal Solid Waste Facility:**

Yes

**Total WMUS at Facility:**

1

**Facility Open to the Public:**

No

**Facility Type:**

SW3

**SIC 1 & SIC 2:**

4953 /

**Primary Waste Type:**

NONHAZARDOUS SOLID WASTES: SOLID WASTES

**Secondary Waste Type:**

651

**Tons Per Day:**

**Complexity:**

CATEGORY B - Any facility having a physical, chemical, or biological waste treatment system

(except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marina

**LAND OWNER INFORMATION**

**Land Owner:**

ORANGE, COUNTY OF

**Department:**

GSA/WASTE MANAGEMENT

**Contact & Phone:**

PO WANG, 7148345077

**Land Owner Address:**

, SANTA ANA, CA 92701

**AGENCY INFORMATION**

**Agency Name:**

ORANGE CO, WASTE MGMT DEPT

**Department:**

GSA/WASTE MANAGEMENT

**Agency Contact & Phone:**

KEVIN H KONDRU, 7148344056

**WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)**

**WMU ID #:**

9 000000261-01

**WMU Status:**

OPERATING

**WMU Size in Acres:**

103

**Year WMU Will Reach Capacity:**

-1

**Close Plan:**

30

**Avg Depth to Groundwater:**

0

**Primary Liner Present:**

**SOLID WASTE ASSESSMENT TEST PROGRAM INFORMATION (SWAT) (blank = not reported)**

**Site Name:**

PRIMA DESHECHA CANADA LANDFILL

**Site Rank:**

1

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

**SOLID WASTE LANDFILL SITE**

**SEARCH ID:** 3

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** PRIMA DESCHECHA SANIT LANDFILL  
**ADDRESS:** END OF LA PATA RD  
SAN JUAN CAPISTRANO CA 92675  
ORANGE  
**CONTACT:** KEVIN H KONDRU

**REV:** 07/03/00  
**ID1:** WMUD9 000000261  
**ID2:** 30-AB-0019  
**STATUS:** ACTIVE  
**PHONE:**

**Leak to Surface Water:** U  
**Leak to Ground:** U  
**Leak to Vandose Zone:** U

## Environmental FirstSearch Database Descriptions

**NPL: EPA** NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

**NPL Delisted: EPA** NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

**CERCLIS: EPA** COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

**NFRAP: EPA** COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**RCRA COR ACT: EPA** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

**RCRA TSD: EPA** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

**RCRA GEN: EPA** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**RCRA NLR: EPA** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database.

Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

**Federal IC / EC: EPA** BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS-** Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

**ERNS: EPA/NRC** EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**Tribal Lands: DOI/BIA** INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

**State/Tribal Sites: CA EPA** SMBRPD / CAL SITES- The California Department of Toxic Substances

Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
- Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**State Spills 90:** *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

**State/Tribal SWL:** *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

**State/Tribal LUST:** *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its



HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

**State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-**The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

**SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS-** Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

**INDIAN LANDS UNDERGROUND STORAGE TANKS LIST-** A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

**CUPA DATABASES & SOURCES-** Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

**State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING-** The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

**State/Tribal VCP: CA EPA SMBRPD / CAL SITES-** The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

**RADON: NTIS NATIONAL RADON DATABASE -** EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

**State Permits:** *CA COUNTY* SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.  
SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

**State Other:** *CA EPA/COUNTY* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.  
The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
- Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
- Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

## Environmental FirstSearch Database Sources

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**NPL Delisted: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR ACT: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA NLR: EPA** Environmental Protection Agency

*Updated quarterly*

**Federal IC / EC: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**Tribal Lands: DOI/BIA** United States Department of the Interior

*Updated annually*

**State/Tribal Sites: CA EPA** The CAL EPA, Depart. Of Toxic Substances Control  
Phone: (916) 323-3400

*Updated quarterly/when available*

**State Spills 90: CA EPA** The California State Water Resources Control Board

*Updated when available*

**State/Tribal SWL: CA IWMB/SWRCB/COUNTY** The California Integrated Waste Management Board  
Phone:(916) 255-2331  
The State Water Resources Control Board  
Phone:(916) 227-4365  
Orange County Health Department

*Updated quarterly/when available*

**State/Tribal LUST: CA SWRCB/COUNTY** The California State Water Resources Control Board  
Phone:(916) 227-4416  
San Diego County Department of Environmental Health

*Updated quarterly/when available*

**State/Tribal UST/AST: CA EPA/COUNTY/CITY** The State Water Resources Control Board  
Phone:(916) 227-4364  
CAL EPA Department of Toxic Substances Control  
Phone:(916)227-4404  
US EPA Region 9 Underground Storage Tank Program  
Phone: (415) 972-3372

**ALAMEDA COUNTY CUPAS:**

- \* County of Alameda Department of Environmental Health
- \* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

**ALPINE COUNTY CUPA:**

- \* Health Department (Only updated by agency sporadically)

**AMADOR COUNTY CUPA:**

- \* County of Amador Environmental Health Department

**BUTTE COUNTY CUPA**

- \* County of Butte Environmental Health Division (Only updated by agency biannually)

**CALAVERAS COUNTY CUPA:**

- \* County of Calaveras Environmental Health Department

**COLUSA COUNTY CUPA:**

- \* Environmental Health Dept.

**CONTRA COSTA COUNTY CUPA:**

- \* Hazardous Materials Program

**DEL NORTE COUNTY CUPA:**

- \* Department of Health and Social Services

**EL DORADO COUNTY CUPAS:**

- \* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- \* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

**FRESNO COUNTY CUPA:**

- \* Haz. Mat and Solid Waste Programs

**GLENN COUNTY CUPA:**

- \* Air Pollution Control District

**HUMBOLDT COUNTY CUPA:**

- \* Environmental Health Division

IMPERIAL COUNTY CUPA:

- \* Department of Planning and Building

INYO COUNTY CUPA:

- \* Environmental Health Department

KERN COUNTY CUPA:

- \* County of Kern Environmental Health Department
- \* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- \* Environmental Health Services

LAKE COUNTY CUPA:

- \* Division of Environmental Health

LASSEN COUNTY CUPA:

- \* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- \* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- \* County of Los Angeles Environmental Programs Division

- \* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- \* Environmental Health Department

MARIN COUNTY CUPA:

- \* County of Marin Office of Waste Management

- \* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- \* Health Department

MENDOCINO COUNTY CUPA:

- \* Environmental Health Department

MERCED COUNTY CUPA:

- \* Division of Environmental Health

MODOC COUNTY CUPA:

- \* Department of Agriculture

MONO COUNTY CUPA:

- \* Health Department

MONTEREY COUNTY CUPA:

- \* Environmental Health Division

NAPA COUNTY CUPA:

- \* Hazardous Materials Section

NEVADA COUNTY CUPA:

- \* Environmental Health Department

ORANGE COUNTY CUPAS:

- \* County of Orange Environmental Health Department

- \* Cities of Anaheim, Fullerton, Orange, Santa Ana

- \* County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- \* County of Placer Division of Environmental Health Field Office

- \* Tahoe City

- \* City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- \* Environmental Health Department

RIVERSIDE COUNTY CUPA:

- \* Environmental Health Department

SACRAMENTO COUNTY CUPA:

- \* County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- \* City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- \* County of San Bernardino Fire Department, Haz. Mat. Div.

- \* City of Hesperia Hesperia Fire Prevention Department

- \* City of Victorville Victorville Fire Department

**SAN DIEGO COUNTY CUPA:**

- \* The San Diego County Dept. of Environmental Health HE 17/58

**SAN FRANCISCO COUNTY CUPA:**

- \* Department of Public Health

**SAN JOAQUIN COUNTY CUPA:**

- \* Environmental Health Division

**SAN LUIS OBISPO COUNTY CUPAS:**

- \* County of San Luis Obispo Environmental Health Division
- \* City of San Luis Obispo City Fire Department

**SAN MATEO COUNTY CUPA:**

- \* Environmental Health Department

**SANTA BARBARA COUNTY CUPA:**

- \* County Fire Dept Protective Services Division

**SANTA CLARA COUNTY CUPAS:**

- \* County of Santa Clara Hazardous Materials Compliance Division
- \* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- \* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

**SANTA CRUZ COUNTY CUPA:**

- \* Environmental Health Department

**SHASTA COUNTY CUPA:**

- \* Environmental Health Department

**SIERRA COUNTY CUPA:**

- \* Health Department

**SISKIYOU COUNTY CUPA:**

- \* Environmental Health Department

**SONOMA COUNTY CUPAS:**

- \* County of Sonoma Department Of Environmental Health
- \* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

**STANISLAUS COUNTY CUPA:**

- \* Department of Environmental Resources Haz. Mat. Division

**SUTTER COUNTY CUPA:**

- \* Department of Agriculture

**TEHAMA COUNTY CUPA:**

- \* Department of Environmental Health

**TRINITY COUNTY CUPA:**

- \* Department of Health

**TULARE COUNTY CUPA:**

- \* Environmental Health Department

**TUOLUMNE COUNTY CUPA:**

- \* Environmental Health

**VENTURA COUNTY CUPAS:**

- \* County of Ventura Environmental Health Division
- \* Cities of Oxnard, Ventura

**YOLO COUNTY CUPA:**

- \* Environmental Health Department

**YUBA COUNTY CUPA:**

*Updated quarterly/annually/when available*

**State/Tribal IC: CA EPA** The California EPA Department of Toxic Substances Control.

*Updated Updated quarterly/annually/when available*

**State/Tribal VCP: CA EPA** The California EPA Department of Toxic Substances Control.

*Updated Updated quarterly/annually/when available*

**RADON: NTIS** Environmental Protection Agency, National Technical Information Services

*Updated periodically*

**State Permits: CA COUNTY** The San Diego County Depart. Of Environmental Health  
Phone:(619) 338-2211  
San Bernardino County Fire Department

*Updated quarterly/when available*

**State Other: CA EPA/COUNTY** The CAL EPA, Depart. Of Toxic Substances Control  
Phone: (916) 323-3400  
The Los Angeles County Hazardous Materials Division  
Phone: (323) 890-7806  
Orange County Environmental Health Agency  
Phone: (714) 834-3536  
Riverside County Department of Environmental Health, Hazardous Materials Management Division  
Phone:(951) 358-5055  
Sacramento County Environmental Management Department

*Updated quarterly/when available*

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:** ANTONIO PKWY  
LADERA RANCH CA 92694

**JOB:** RMV-70894

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Antonio Pky	0.00 --		
Jeep Trl	0.00 --		
La Pata Ave	0.19 SE		
State Highway 74	0.17 SE		



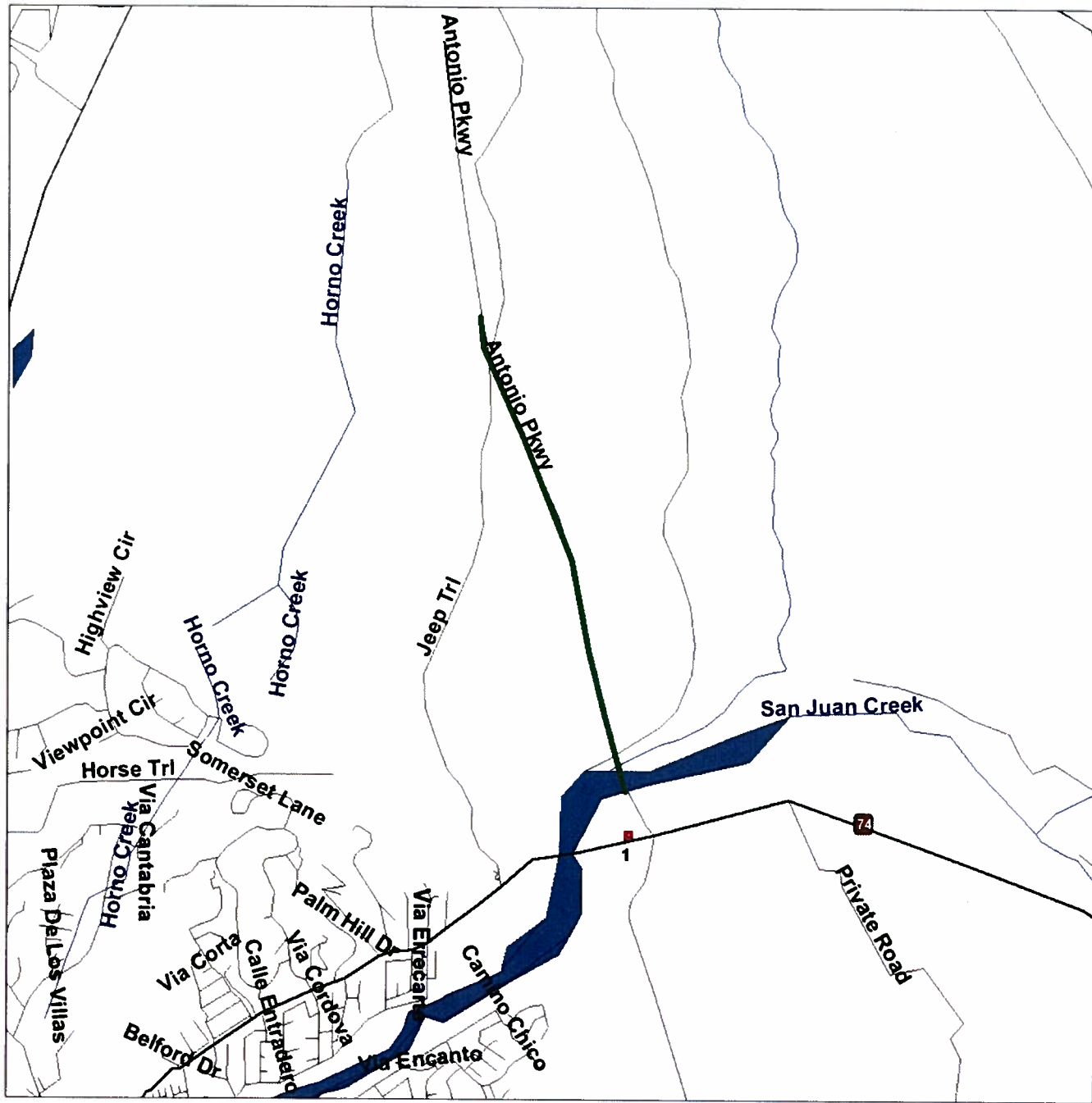


# Environmental FirstSearch

1 Mile Radius from Line  
Single Map:



ANTONIO PKWY, LADERA RANCH CA 92694



Source: U.S. Census TIGER Files

Linear Search Line .....  
Identified Site, Multiple Sites, Receptor .....  
CERCLA, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Landfill .....  
Railroads .....



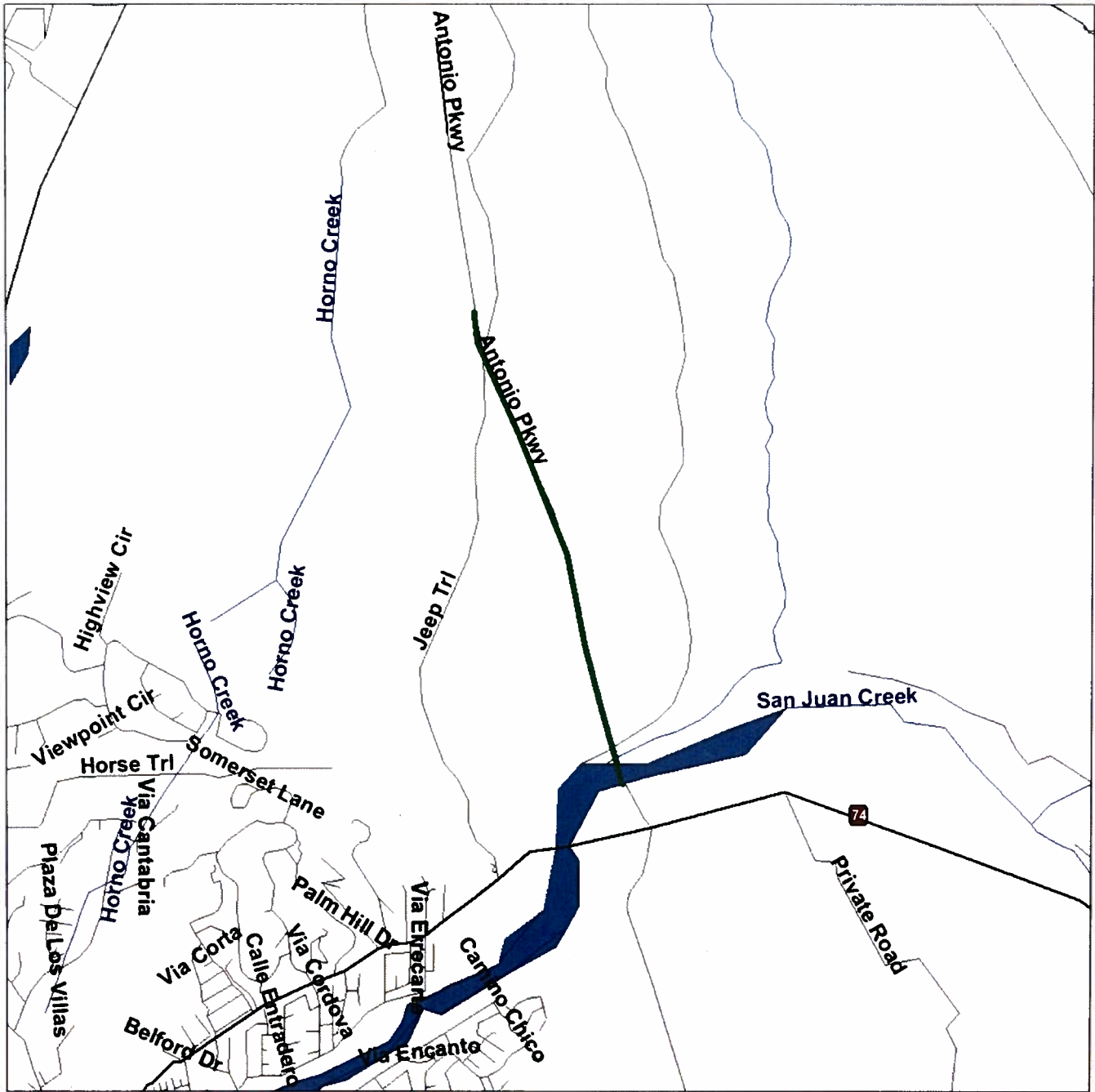


# Environmental FirstSearch

1 Mile Radius from Line  
ASTM-05: NPL, RCRACOR, STATE



ANTONIO PKWY, LADERA RANCH CA 92694



Source: U.S. Census TIGER Files

Linear Search Line .....  
Identified Site, Multiple Sites, Receptor .....  
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
alland.....  
Railroads .....



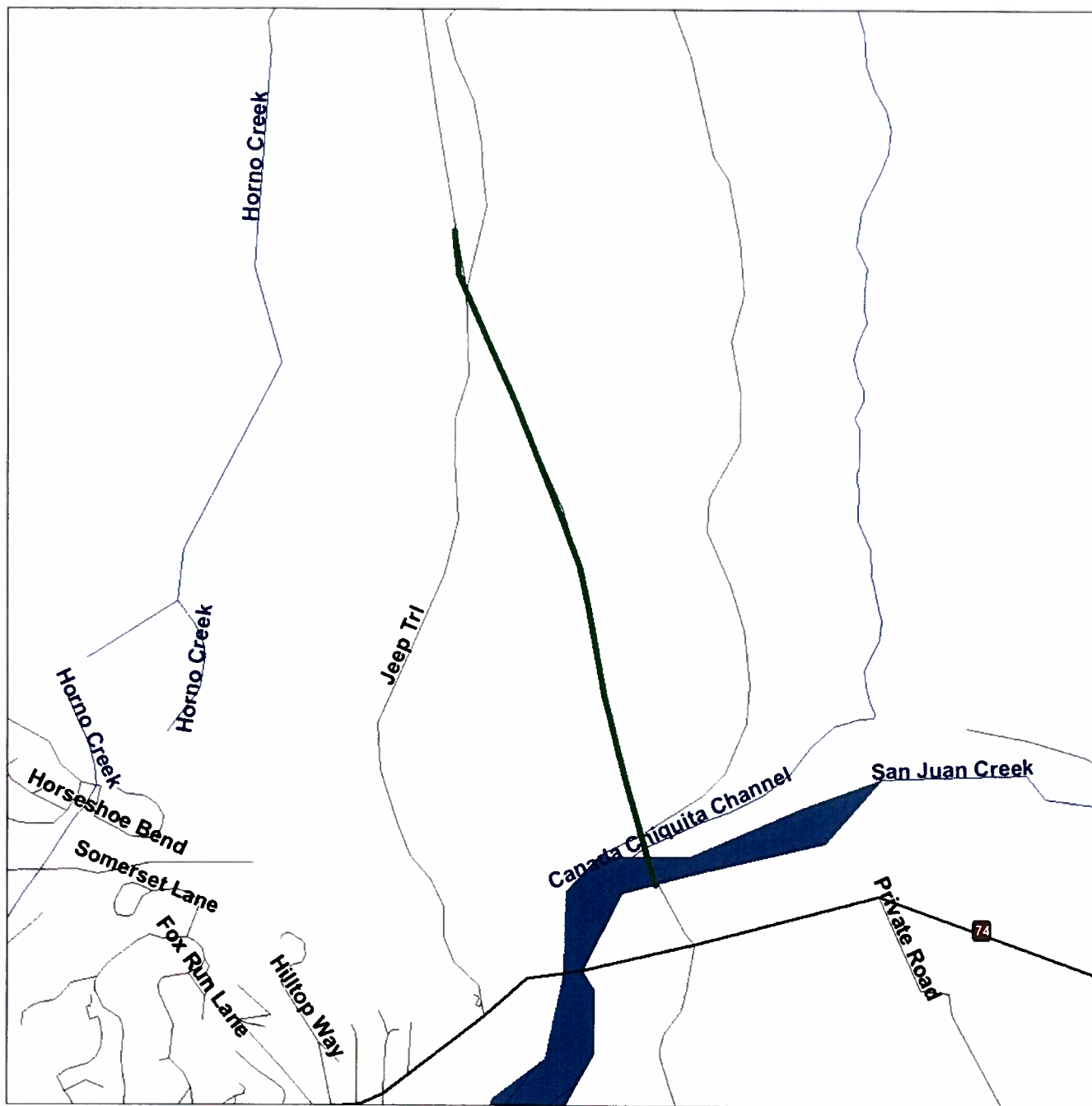


# Environmental FirstSearch

.5 Mile Radius from Line  
ASTM-05: Multiple Databases

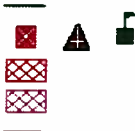


ANTONIO PKWY, LADERA RANCH CA 92694



Source: U.S. Census TIGER Files

Linear Search Line .....  
Identified Site, Multiple Sites, Receptor .....  
CERCLA, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Landfill .....  
Railroads .....

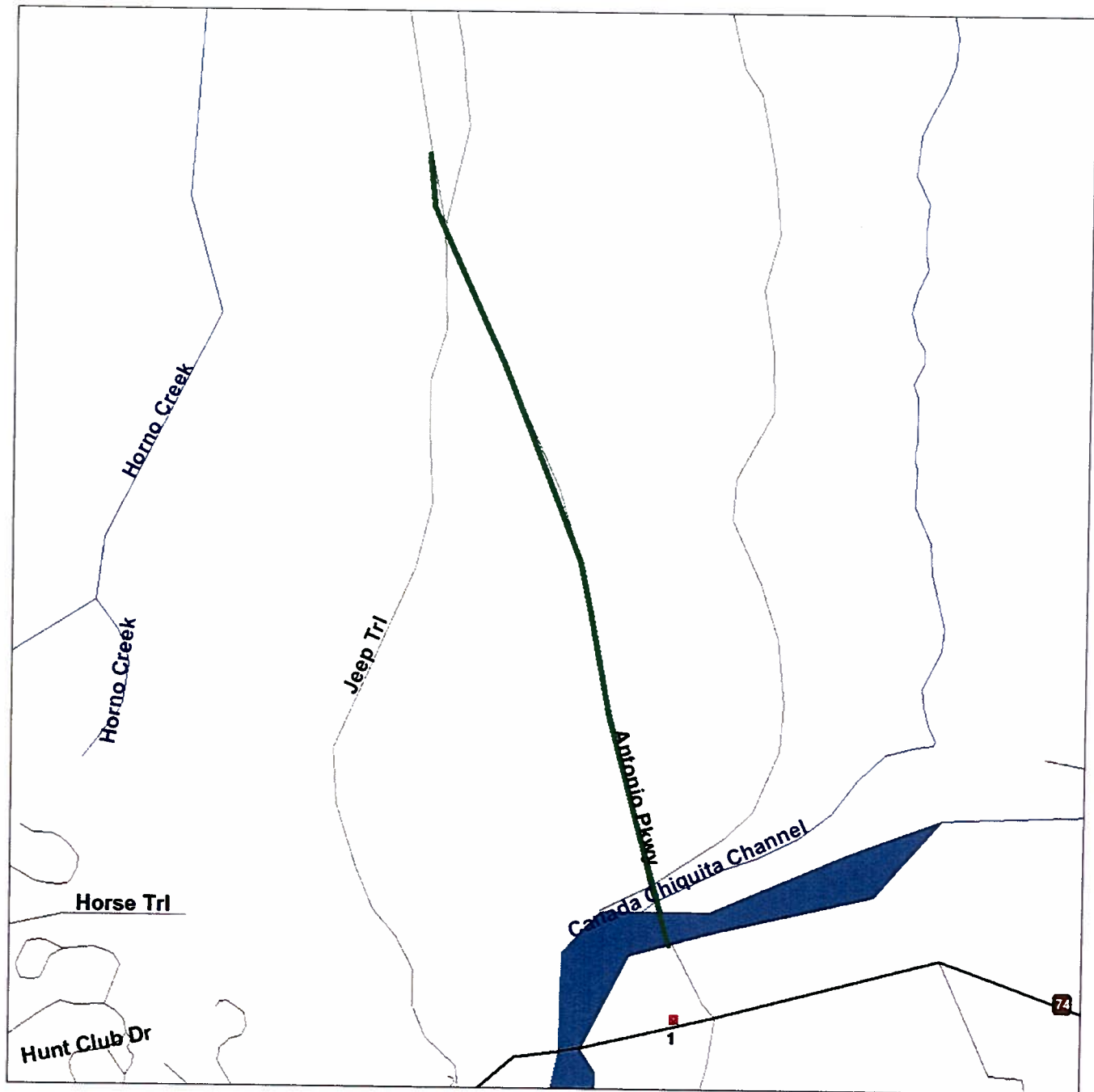




**Environmental FirstSearch**  
.25 Mile Radius from Line  
ASTM-05: RCRA GEN, UST, PERMITS, OTHER



**ANTONIO PKWY, LADERA RANCH CA 92694**



Source: U.S. Census TIGER Files

Linear Search Line .....  
Identified Site, Multiple Sites, Receptor .....  
DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Land .....  
Railroads .....



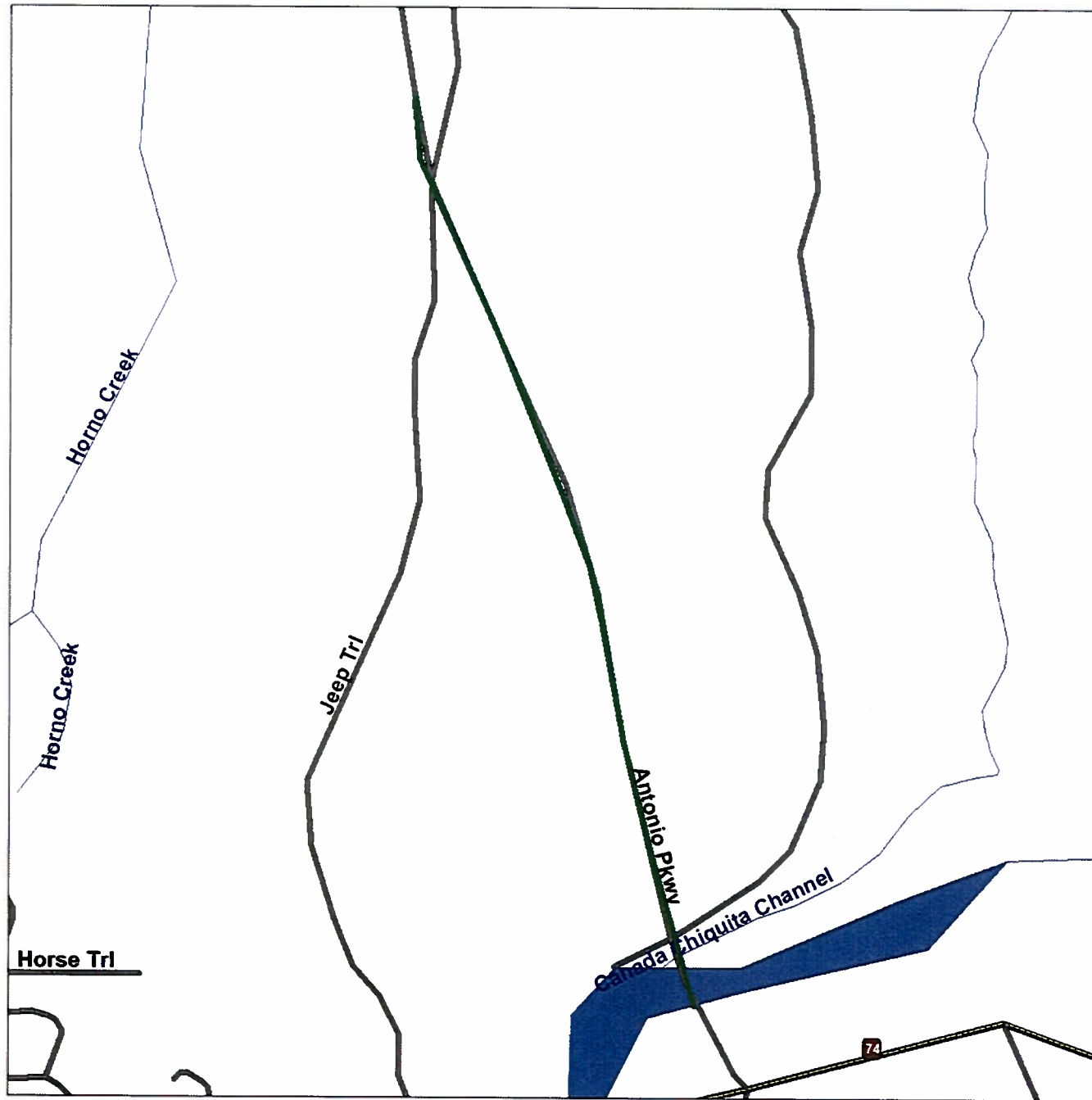


# Environmental FirstSearch

.12 Mile Radius from Line  
ASTM-05: SPILLS90, ERNS, RCRANLR

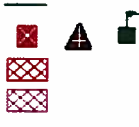


ANTONIO PKWY, LADERA RANCH CA 92694



Source: U.S. Census TIGER Files

Linear Search Line .....  
Identified Site, Multiple Sites, Receptor .....  
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Land .....  
Railroads .....



**Phase I ESA and ISA – RMV  
Antonio Parkway, San Juan Capistrano, California**

**March 10, 2009  
EEI Project No. RMV-70894**

**APPENDIX E  
USER PROVIDED INFORMATION**



Project Number / Name: Antonio Parkway Improvement Project – Phase II/Phase III

Project Address: Antonio Parkway, Ladera Ranch, CA

### USER SPECIFIC QUESTIONNAIRE

In order to comply with the ASTM E1527-05 Standard, EEI requests that the *user (i.e., the entity that orders the Phase I ESA)* provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

**(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No.

**(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No.

**(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).**

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

Yes, Rancho Mission Viejo is the current developer of the property and adjacent property and represents the other private landowner interest in all transactions. Rancho Mission Viejo has been the property owner for 125+ years and familiar with current and past use of the property.

**(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes.

**(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

Yes, as property owner for 125+ years, the property was used as agricultural grazing.

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No.

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No.

**(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No.

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

Roadway widening and bridge construction project.

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,



Sale or dedication of roadway right-of-way.

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

(See report references to project description.)

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

Standard Phase I Report meeting County of Orange and Caltrans requirements.

(e) identification of all parties who will rely on the Phase I *report*,

County of Orange and other state and federal agencies involved in funding assistance for the property.

(f) identification of the site contact and how the contact can be reached,

(See "preparer" information below.)

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

None.

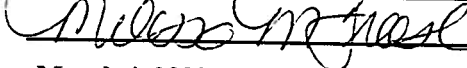
(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

Adjacent or nearby site assessment reports (prepared by EEI).

**Preparer:**

Name: Lissa Freese, Vice President - Operations

Address: 28811 Ortega Highway, SJC, CA 92675

Signature: 

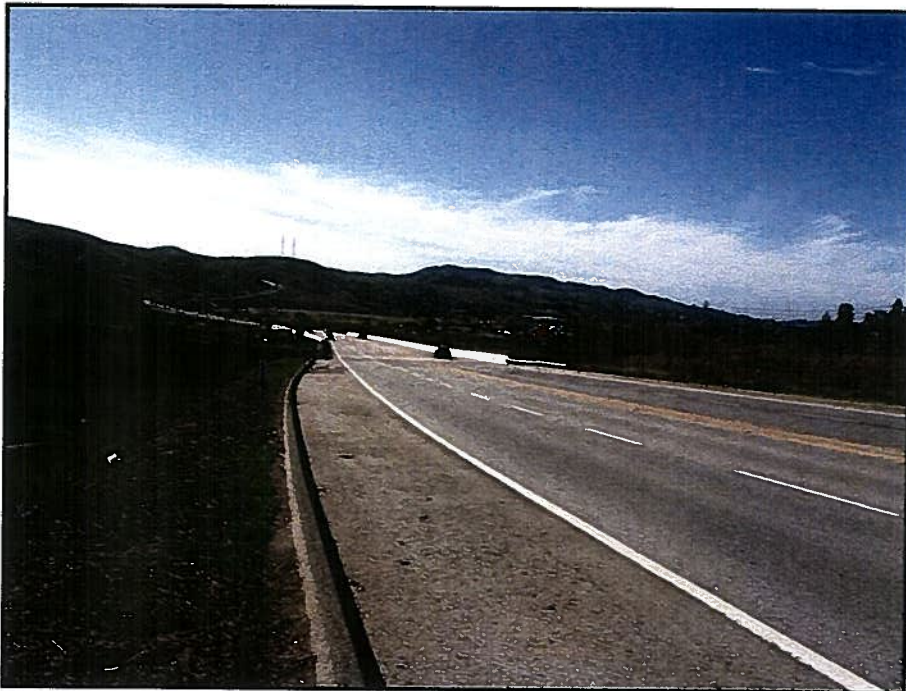
Date: March 4, 2009

**APPENDIX F  
PHOTOGRAPHIC LOG**

**RANCHO MISSION VIEJO**  
**Antonio Parkway Improvements Projects-Phase 2 and 3**  
**San Juan Capistrano, California 92675**

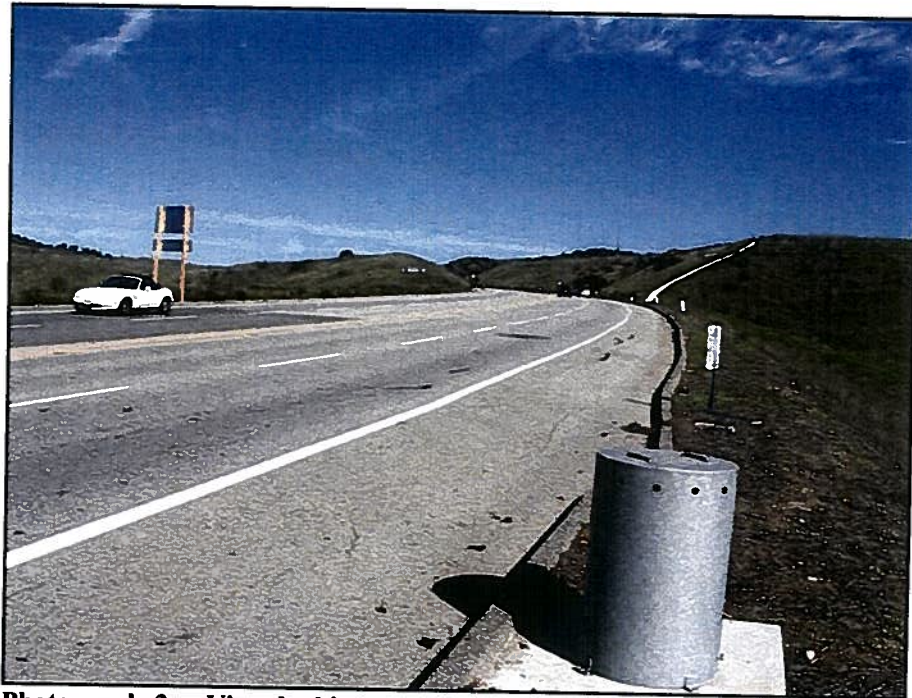


**Photograph 1 –View looking north along Antonio Parkway towards the southern boundary of Phase 3 (San Juan Creek Bridge area).**



**Photograph 2 – View looking south along Antonio Parkway towards the San Juan Creek Bridge (Phase 3).**





**Photograph 3 – View looking north towards the southern portion of the Phase 2 area.**



**Photograph 4 – View looking north towards the mid-point of the Phase II area.**



**Photograph 5 – View looking north along the northern portion of Phase 2.**

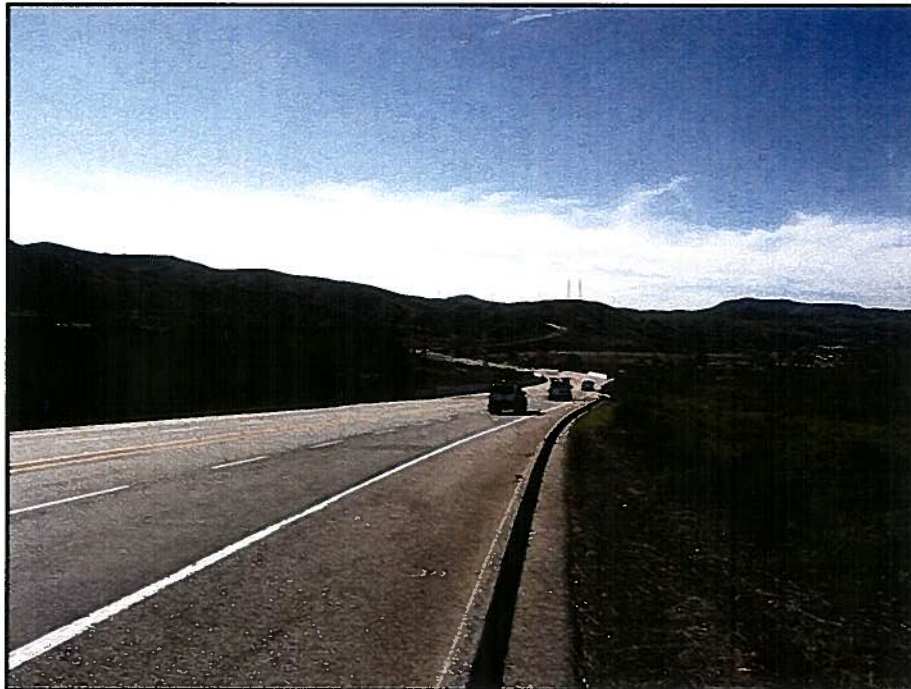


**Photograph 6 – View looking towards the northern boundary of Phase 2  
The boundary is located at the traffic signal in view.**

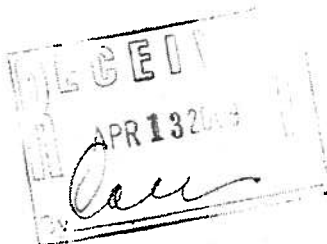




**Photograph 7 – View looking south towards the northern portion of Phase 2.**



**Photograph 8 – View looking south towards the southern portion of Phase 2.**



**memo**

**DATE:** April 3, 2009

**TO:** Harry Persaud, Manager, OCPW/OC Planned Communities

**FROM:** Manager, Environmental Resources

**SUBJECT:** **Hazardous Materials Assessment Review for the Antonio Parkway Improvements Project, Phase 2 and 3, Antonio Parkway North of Ortega Highway, Unincorporated San Juan Capistrano, CA**

Environmental Resources (ER) has reviewed the subject Hazardous Materials Assessment (HMA), which is also called a Phase I Environmental Site Assessment (ESA), pertaining to the proposed Antonio Parkway Improvements Project, Phase 2 and 3, in unincorporated San Juan Capistrano. This Phase I ESA was submitted by Rancho Mission Viejo (RMV) to satisfy HMA requirements for the County road improvement project and associated easement acquisitions. The HMA was completed by Environmental Equalizers, Inc. (EEI) on March 20, 2009 and conforms to American Society of Testing and Materials (ASTM) Standard E 1527-05 for Phase I ESAs. EEI conducted a regulatory agency database search, historical document review, interviews, and a field reconnaissance as part of the HMA.

The subject property includes portions of six parcels that will be affected by the planned Antonio Parkway widening project. With the exception of Antonio Parkway and residential portions of Ladera Ranch, the property is bounded by open space and undeveloped land. Based on the historical document review, the land use history of the property includes undeveloped vacant land and/or agricultural usage since at least 1938. Between 1994 and 2002, the current version of Antonio Parkway was constructed, including the bridge over San Juan Creek.

EEI conducted a regulatory agency database search and associated file reviews for the subject property and surrounding vicinity. The subject property was not listed on the databases searched. No surrounding sites of concern were identified in the regulatory agency search and file reviews.

EEI provided a summary of other HMA investigations conducted for the surrounding RMV sites in the area. This discussion includes the mitigation of surface chlordane-impacted soils from Subareas 1.3 and 1.4 on the Miramar and D&M Nursery locations near the property. According to EEI, the area of chlordane-impacted surface soil is over 500 feet southeast of the property and will have no impact on the Antonio Parkway Improvements Project. ER was previously involved with this project review, and soil management was mitigated under Orange County Health Care Agency (OCHCA) oversight. The chlordane-impacted soil is not expected to impact the subject property.

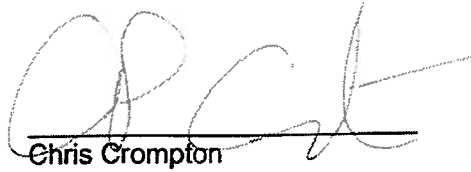
A transfer disclosure statement (TDS) was provided by Melissa M. Freese, Vice President of RMV Operations, dated April 2, 2009. The TDS references the historical chlordane-impacted

soil mitigation project at the nearby nursery sites from February 2007 (also discussed in the HMA). No other potential environmental concerns were identified in the TDS.

Based on the report findings, EEI concluded that no evidence of recognized environmental conditions (RECs) has been identified for the property. ER concurs with the findings of the HMA and recommends that acquisition of the property proceed.

These findings will be valid for a period of 18 months, through September 2010.

If you require any additional information on this HMA, please contact James Fortuna at (714) 955-0677.



Chris Crompton

JF: ER08990: TG952 G3-4, H4-H5

cc: Sam Couch, Rancho Mission Viejo  
John Pavlik, ROWE



**ATTACHMENT 1**

**TRANSFER DISCLOSURE STATEMENT**  
(For All Properties)

IF YOU HAVE A QUESTION REGARDING ANY ITEM ON THIS FORM, INCLUDING WHETHER A PARTICULAR QUESTION APPLIES TO YOUR PROPERTY OR WHETHER OR NOT TO LIST A PARTICULAR CONDITION, OR IF YOU DO NOT UNDERSTAND ANY PORTION OF THIS FORM,

Contact: James Fortuna  
County of Orange, OC Public Works  
Environmental Resources Section  
2301 N. Glassell Street,  
Orange, CA 92865  
714-955-0677

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED AT:

<u>Antonio Parkway R/W</u>	<u>Ladera Ranch</u>	<u>Orange</u>
Street Address	City	County

**LEGAL DESCRIPTION OF PROPERTY: (Attach map and legal description.)**

**Narrow Portions of:**

125-173-02;

125-173-12;

125-171-52;

125-171-86;

125-181-06;

Adjoining Antonio Parkway

**COORDINATION WITH OTHER DISCLOSURE FORMS**

This Disclosure Statement and environmental questionnaire is not intended to replace the disclosure statements required under California Civil Code Section 1102 et seq. or any other California statute. Other statutes require disclosures, depending upon the details of the particular real estate transaction.

**NOT A WARRANTY**

THIS IS NOT A WARRANTY OF ANY KIND BY THE GRANTOR(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. The Grantor discloses the following information with the knowledge that even though this is not a warranty, prospective Grantees may rely on this information in deciding whether and on what terms to purchase and/or accept title to the subject property. Grantor hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of and/or transfer of title to the subject property.

## GENERAL INFORMATION

1. Property Owners

Name: DMB San Juan Investment North, LLC  
Name: RMV Community Development, LLC  
Name: DMB San Juan Investments North, LLC  
Name: DMB Ladera, LLC  
Address: PO Box 9, San Juan Capistrano, CA 92693

Telephone: 949-240-3363

2. Lessor (if any)

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

3. Sublessor (if any)

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Note: List any additional sublessors as "Item 3" on page 12 of this form.

4. Property Manager (if any)

Name of Company: Rancho Mission Viejo

Contact Person: Lissa Freese

Address: 28811 Ortega Highway, San Juan Capistrano, CA 92675

Telephone: 949-240-3363

5. List the previous uses of the property. Include names of owners or tenants and approximate dates if known.

**Those portions of the properties involved in this transfer have historically been unimproved since the late 1800's.**

(If more space is needed, continue as "Item 5" on page 12 of this form).

6. Describe all buildings and structures currently on the property, including ages if known.

None

(If more space is needed, continue as "Item 6" on page 12 of this form).

7. Describe all buildings or structures previously located on the property which have been removed or destroyed. Include the date each was removed or destroyed, if known.

None

(If more space is needed, continue as "Item 7" on page 12 of this form).

### GENERAL ENVIRONMENTAL DISCLOSURE

THE FOLLOWING QUESTIONS ASSESS ENVIRONMENTAL ISSUES THAT MAY AFFECT ANY PROPERTY, REGARDLESS OF USE. PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS.

IS THERE OR HAS THERE EVER BEEN, ANY OF THE FOLLOWING ON THE PROPERTY:

8. Storage Containers for Fuel, Chemicals or Fertilizer (55 Gallons or Larger)?

- |   |  |   |
|---|--|---|
| <input type="radio"/> No, never on property | <input type="radio"/> Yes, currently on property | <input type="radio"/> Yes, previously on property, but not currently<br>(Date removed: _____) |
| Not aware of any                            |  |   |

If "No," go to question 9.

If yes, how many are/have been used?

How many are empty?

Approximate size:

Age:

What is stored?

For what purpose?

(If more space is needed, continue as "Item 8" on page 12 of this form).

9. Wells?

- ☐ No, never on property      ☐ Yes, currently on property      ☐ Yes, previously on property, but not currently  
**None**      (Date removed: \_\_\_\_\_)

If "No," go to question 10.

If "Yes": How many active wells?

How many inactive wells?

Purpose of wells (check as applicable)

- ☐ water extraction  
☐ oil extraction  
☐ water injection  
☐ oil injection  
☐ waste injection  
☐ monitoring  
☐ other (describe)

(If more space is needed, continue as "Item 9" on page 12 of this form).

10. Pipelines (Above or Underground) For Fuel Or Chemicals?

- ☐ No, never on property      ☐ Yes, currently on property      ☐ Yes, previously on property, but not currently  
**Not aware of any**      (Date removed: \_\_\_\_\_)

11. Underground Storage Tanks?

- ☐ No, never on property      ☐ Yes, currently on property      ☐ Yes, previously on property, but not currently  
**None**      (Date removed: \_\_\_\_\_)

12. Wastewater Clarifiers Or Other Wastewater Treatment:

- ☐ No, never on property      ☐ Yes, currently on property      ☐ Yes, previously on property, but not currently  
**None**      (Date removed: \_\_\_\_\_)

13. Oil Derricks?

☐ No, never on property

None

☐ Yes, currently on property

☐ Yes, previously on property, but not currently  
(Date removed: \_\_\_\_\_)

14. Incinerators?

☐ No, never on property

None

☐ Yes, currently on property

☐ Yes, previously on property, but not currently  
(Date removed: \_\_\_\_\_)

15. High-Energy Transmission Lines?

☐ No, never on property

None

☐ Yes, currently on property

☐ Yes, previously on property, but not currently  
(Date removed: \_\_\_\_\_)

16. Transformers?

☐ No, never on property

None

☐ Yes, currently on property

☐ Yes, previously on property, but not currently  
(Date removed: \_\_\_\_\_)

17. Boiler(s) or Generator(s)?

☐ No, never on property

None

☐ Yes, currently on property

☐ Yes, previously on property, but not currently  
(Date removed: \_\_\_\_\_)

18. Florescent Light Ballast(s)?

☐ No, never on property

None

☐ Yes, currently on property

☐ Yes, previously on property, but not currently  
(Date removed: \_\_\_\_\_)

19. Asbestos-Containing Material Or Structure?

- |   |  |   |
|---|--|---|
| <input type="radio"/> No, never on property | <input type="radio"/> Yes, currently on property | <input type="radio"/> Yes, previously on property, but not currently<br>(Date removed: _____) |
| None  |  |   |

20. Landfill Or Burial Of Any Substance, Solid Or Liquid?

- |   |  |   |
|---|--|---|
| <input type="radio"/> No, never on property | <input type="radio"/> Yes, currently on property | <input type="radio"/> Yes, previously on property, but not currently<br>(Date removed: _____) |
| Not aware of any                            |  |   |

21. Surface Impoundments, Pits, Ponds, Or Lagoons for Any Substance?

- |   |  |   |
|---|--|---|
| <input type="radio"/> No, never on property | <input type="radio"/> Yes, currently on property | <input type="radio"/> Yes, previously on property, but not currently<br>(Date removed: _____) |
| Not aware of any                            |  |   |

22. Use of Petroleum Product For Dust Control?

- |   |  |   |
|---|--|---|
| <input type="radio"/> No, never on property | <input type="radio"/> Yes, currently on property | <input type="radio"/> Yes, previously on property, but not currently<br>(Date removed: _____) |
| Not aware of any                            |  |   |

If "Yes" to any of questions 10 through 22, please list and describe below.

(If more space is needed, continue on page 12 of this form).

23. Are you aware of any chemical, waste, or toxics contamination of the property or surrounding property, including that of soil or water table?

☐ No  
☒ Yes (Describe)

Chlordane-impacted soil on former nursery property greater than 500 feet southeast of property.

(If more space is needed, continue as "Item 23" on page 12 of this form).

24. Has the property ever undergone an environmental "cleanup" or remediation for chemicals or toxics, or is the property undergoing any investigation that could result in such action?

☒ No

☐ Yes (Describe)

Important: please attach copies of all testing results and reports.

(If more space is needed, continue as "Item 24" on page 12 of this form).

25. Has there been any monitoring or testing of any soil or water for chemical or toxic contamination on or in the vicinity of the property?

☐ No.

☒ Yes (Describe)

Important: please attach copies of any testing results or reports not previously supplied.

Testing conducted during pre-development due diligence identified Chlordane-Impacted soil on former nursery property (former D&M Nursery) near the corner of Antonio Parkway and Ortega Highway, greater than 500 feet southeast of subject property. Test results and a mitigation plan were submitted to Luis Lodrigueza at Orange County Health Care Agency, who approved the report/plan in February 2007.

**Reference:**

**EEL, SOIL INVESTIGATION REPORT AND MITIGATION WORK PLAN FOR SUBAREA 1.3 (T.T. 17053) AND SUBAREA 1.4 (T.T. 17054) RANCHO MISSION VIEJO Planning Area 1 (Ortega Gateway) San Juan Capistrano, California, dated January 5, 2007**

(If more space is needed, continue as "Item 25" on page 12 of this form).

26. Have there been any spills or other releases of chemicals or petroleum on the property that are known or suspected to have occurred?

☒ No.

☐ Yes (Describe)

(If more space is needed, continue as "Item 26" on page 12 of this form).



27. Has any governmental agency issued any Notice(s) of Violation, citation(s), complaint(s), suit(s), or other action(s) regarding noncompliance with environmental, fire or safety laws or regulations for activities, acts, or omissions on the property?

☒ No  
☐ Yes (Describe)

(If more space is needed, continue as "Item 27" on page 12 of this form).

28. Have explosives or ammunition ever been stored on the property, either above or below ground?

☒ No  
☐ Yes (Describe)

(If more space is needed, continue as "Item 28" on page 12 of this form).

29. Current Use Of Property (Check as many as applicable)

A. ☐ Residential (Note: If property has never been used for any purpose except as a residence, go to Item 40.)

B. ☐ Commercial (Describe) \_\_\_\_\_  
\_\_\_\_\_

C. ☐ Industrial (Describe) \_\_\_\_\_  
\_\_\_\_\_

D. ☒ Unimproved

E. ☐ Agriculture

F. ☐ Other (Describe) \_\_\_\_\_  
\_\_\_\_\_

COMPLETE THE FOLLOWING SECTION IF YOU CHECKED BOXES B, C, D, OR E, ABOVE.

30. If the property is or has been used for commercial or industrial purposes, list names of all businesses, organizations, or entities which have been located or have used the premises:

NA

(if more space is needed, continue as "Item 30" on page 12 of this form).

31. To the best of your knowledge, describe all types of business activities or operations, past or present, on the premises, including all uses of chemicals, their types and the process(es) used, the extent of such use, and the number of years of use.

NA

(If more space is needed, continue as "Item 31" on page 12 of this form).

32. Describe activities that are currently or have been taking place on the property outside the buildings or structures:

NA

(If more space is needed, continue as "Item 32" on page 12 of this form).

33. Are there any Material Safety Data Sheets (MSDS's) for any chemical used on this property?

☒ No  
☐ Yes Important: Attach copies of all MSDS's

34. Is there, has there been, or have you been told to prepare a Hazardous Materials Emergency Business Plan(s) for the property or any business or facility on the property?

☒ No  
☐ Yes Important: Attach copies of any and all Business Plans.

35. Is there, has there been, or have you been told to prepare a Risk Management and Prevention Program (RMPP) for the property or any business or facility on the property?

☒ No

☐ Yes. Important: Attach copies of any and all documents evidencing your RMPP.

36. List all governmental licenses or permits held by Grantor, tenant(s), or subtenant(s) for any activity or business conducted on the property:

NA

(If more space is needed, continue as "Item 36" on page 12 of this form).

37. What governmental agencies have inspected the property or business(es) or facility(ies) thereon?

NA

(If more space is needed, continue as "Item 37" on page 12 of this form).

38. Does any business, organization, or entity on the property have a U.S. EPA Hazardous Waste Generator ID number(s)?

☒ No

☐ Yes [List and include ID number(s)]

(If more space is needed, continue as "Item 38" on page 12 of this form).

39. Have there been any hazardous waste manifests filed for disposal of wastes generated on the property?

☒ No

☐ Yes (Describe types of wastes disposed)

(If more space is needed, continue as "Item 39" on page 12 of this form).

THE REMAINDER OF THIS FORM TO BE COMPLETED BY ALL GRANTORS

40. Are there any other potential or existing hazards to health or safety on, below, above, or in the vicinity of the property which have not been disclosed on this form?

X No, to the best of my knowledge.  
     Yes (Describe)

(If more space is needed, continue as "Item 40" on page 12 of this form).

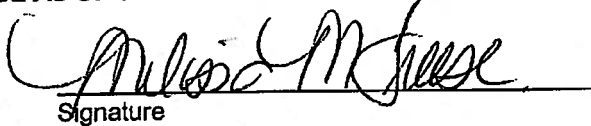
41. Are you aware of any pending or potential litigation regarding this property?

X No, to the best of my knowledge.  
     Yes (Describe, including any information you have regarding parties, case number, and nature of the dispute):

(If more space is needed, continue as "Item 41" on page 12 of this form).

42. Attach any site layout plan(s), as built plan(s), engineering plan(s) and specifications, and aerial and/or facility photograph(s) of the property or structure(s) located thereon, if available.

**GRANTOR CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE GRANTOR'S KNOWLEDGE AS OF THE DATE STATED ABOVE.**

  
Signature

Melissa M. Freese

Print Name

Vice President, Operations

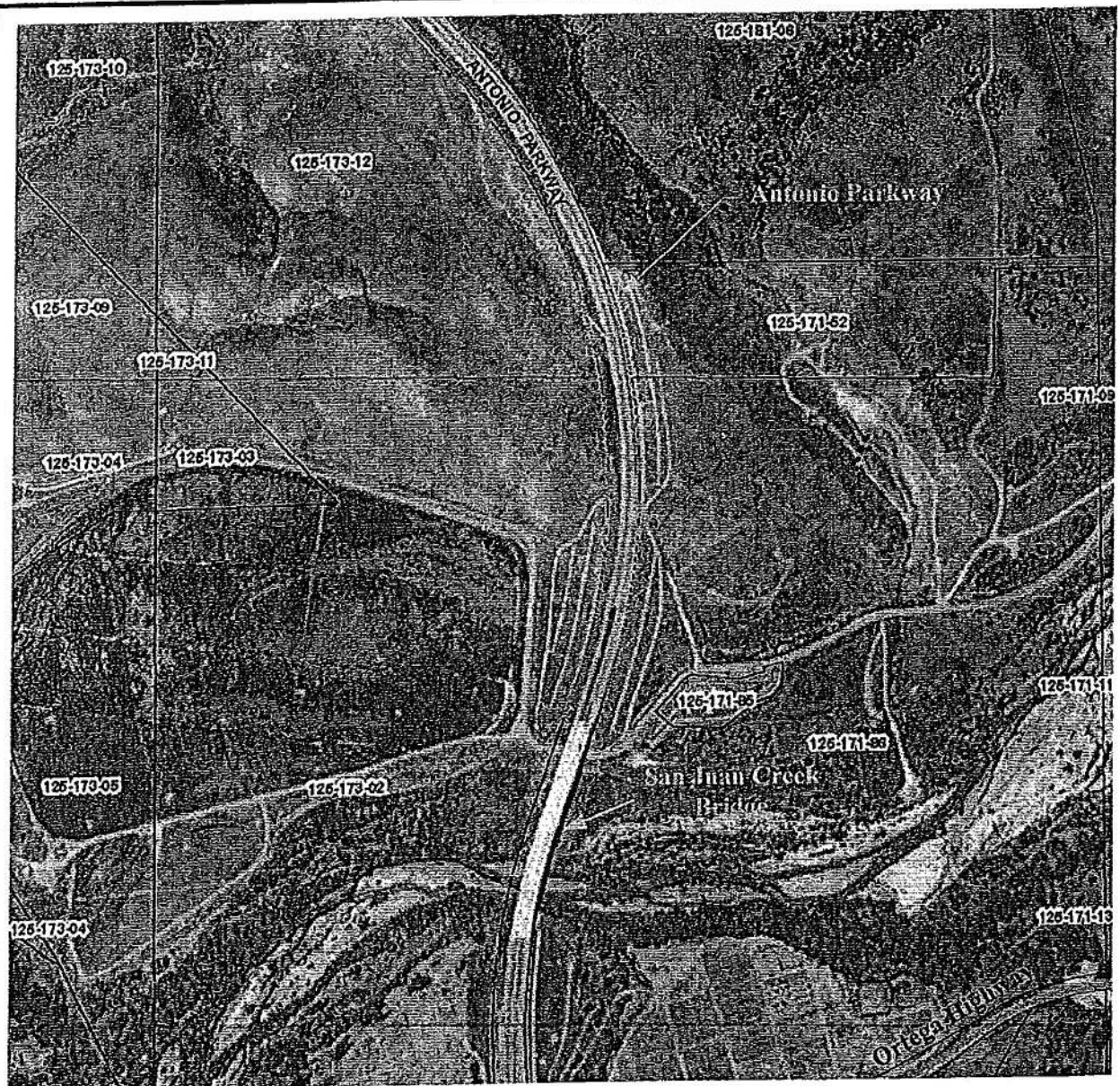
Title or capacity, if applicable

April 2, 2009

Date

**CONTINUE ANSWERS HERE**

Please list Item number for each continued answer. Attach additional pages as needed.



Map Source: Huitt-Zollars, Inc., 2009  
 Map Source: Google Earth®, Accessed 2009

### LEDGEND

- Proposed Antonio Parkway right-of-way
- Assessors Parcels

Scale: 1" = 215'



Note All Locations Are Approximate



### PROJECT DETAIL AND PARCEL MAP

RANCHO MISSION VIEJO  
 Antonio Parkway Improvements Projects-Phase 2 And 3  
 Rancho Mission Viejo Planning Area 2  
 San Juan Capistrano, California 92675  
 EEI Project No.RMV-70894  
 Created March 2009



FIGURE 2

10-1159-22 (D)  
02-24-09  
Revised  
03-18-09

EXHIBIT A  
LEGAL DESCRIPTION  
ANTONIO PARKWAY RIGHT-OF-WAY  
GRANT DEED

Those portions of Parcels 38 and 44 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Northeasterly terminus of that certain course along the centerline of Antonio Parkway as described in the Grant Deed to the County of Orange, recorded April 30, 1998 as Instrument No. 19980260408 of said Official Records, as having a bearing and distance of "S 19°10'34" W 495.12 feet" in said Grant Deed; thence along said centerline South 19°10'35" West 13.82 feet; thence leaving said centerline South 70°49'25" East 62.00 feet to a point on the Easterly right-of-way line of said Antonio Parkway as described in said Grant Deed, said point also being the TRUE POINT OF BEGINNING; thence along said Easterly right-of-way line, the following courses: North 19°10'35" East 13.82 feet to the beginning of a curve concave Westerly having a radius of 2412.00 feet, and Northeasterly, Northerly and Northwesterly 1566.92 feet along said curve through a central angle of 37°13'17"; thence leaving said Easterly right-of-way line non-tangent South 51°03'34" East 24.74 feet; thence South 12°11'22" East 22.00 feet; thence North 77°48'38" East 8.09 feet; thence South 12°11'22" East 31.00 feet; thence South 38°10'29" West 20.72 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 2410.00 feet, a radial line of said curve to said point bears North 73°27'20" East; thence Southeasterly 276.23 feet along said curve through a central angle of 6°34'02" to the beginning of a non-tangent curve concave Southwesterly having a radius of 2415.00 feet, said curve being concentric with and 3.00 feet Easterly of the previously described curve having a radius of 2412.00 feet and a central angle of 37°13'17", a radial line of said non-tangent curve to said point bears North 80°33'02" East; thence Southeasterly 107.62 feet along said curve through a central angle of 2°33'12" to the beginning of a reverse curve concave Northeasterly having a radius of 41.00 feet; thence Southeasterly 6.86 feet along said curve through a central angle of 9°35'31"; thence South 16°29'17" East 51.81 feet to the beginning of a curve Southwesterly having a radius of 59.00 feet; thence Southeasterly 11.57 feet along said curve through a central angle of 11°13'55" to the beginning of a compound curve concave Southwesterly having a radius of 2426.00 feet, said curve being concentric with and 14.00 feet Easterly of the previously described curve having a radius of 2412.00 feet and



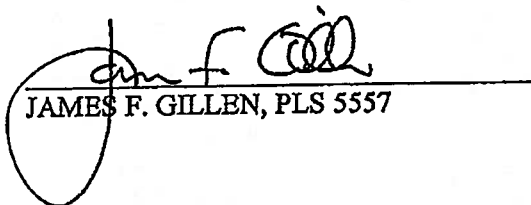
EXHIBIT A  
LEGAL DESCRIPTION-CONTINUED  
ANTONIO PARKWAY RIGHT-OF-WAY  
GRANT DEED  
PAGE 2

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Revised  
03-18-09

a central angle of  $37^{\circ}13'17''$ ; thence Southeasterly 50.35 feet along said concentric curve through a central angle of  $1^{\circ}11'21''$  to the beginning of a compound curve concave Westerly having a radius of 59.00 feet; thence leaving said concentric curve Southerly 11.57 feet along said curve through a central angle of  $11^{\circ}13'56''$ ; thence South  $7^{\circ}09'55''$  West 51.81 feet to the beginning of a curve concave Easterly having a radius of 41.00 feet; thence Southerly 6.86 feet along said curve through a central angle of  $9^{\circ}35'31''$  to the beginning of a reverse curve concave Westerly having a radius of 2415.00 feet, said curve being concentric with and 3.00 feet Easterly of the previously described curve having a radius of 2412.00 feet and a central angle of  $37^{\circ}13'17''$ ; thence Southerly 225.55 feet along said curve through a central angle of  $5^{\circ}21'04''$ ; thence leaving said concentric curve non-tangent South  $40^{\circ}55'35''$  East 91.45 feet; thence South  $5^{\circ}13'22''$  West 72.00 feet to the beginning of a non-tangent curve concave Northerly having a radius of 2500.00 feet, a radial line of said curve to said point bears South  $5^{\circ}13'22''$  West; thence Easterly 25.63 feet along said curve through a central angle of  $0^{\circ}35'15''$ ; thence non-tangent radial to last said curve South  $4^{\circ}38'07''$  West 75.00 feet; thence South  $52^{\circ}42'16''$  West 121.62 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 2418.00 feet, a radial line of said curve to said point bears South  $79^{\circ}13'36''$  East; thence Southwesterly 348.82 feet along said curve through a central angle of  $8^{\circ}15'56''$  to the beginning of a compound curve concave Northwesterly having a radius of 297.00 feet, the Southwesterly terminus of said curve being tangent to a line bearing North  $28^{\circ}28'15''$  East and passing through the TRUE POINT OF BEGINNING; thence Southwesterly 48.89 feet along said curve through a central angle of  $9^{\circ}25'55''$ ; thence South  $28^{\circ}28'15''$  West 10.46 feet to the TRUE POINT OF BEGINNING.

Containing an area of 0.603 acres, more or less.

As more particularly shown on Exhibit B attached hereto and by this reference made a part hereof.

  
JAMES F. GILLEN, PLS 5557



10-1159-22 (D)

02-24-09

Revised

03-18-09

EXHIBIT A  
LEGAL DESCRIPTION  
ANTONIO PARKWAY RIGHT-OF-WAY  
GRANT DEED

Those portions of Parcels 39 and 43 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Northeasterly terminus of that certain course along the centerline of Antonio Parkway as described in the Grant Deed to the County of Orange, recorded April 30, 1998 as Instrument No. 19980260408 of said Official Records, as having a bearing and distance of "S 19°10'34" W 495.12 feet" in said Grant Deed; thence along said centerline South 19°10'35" West 105.54 feet; thence leaving said centerline North 70°49'25" West 62.00 feet to a point on the Westerly right-of-way line of said Antonio Parkway as described in said Grant Deed, said point also being the TRUE POINT OF BEGINNING; thence along said Westerly right-of-way line, the following courses: North 19°10'35" East 105.54 feet to the beginning of a curve concave Westerly having a radius of 2288.00 feet, and Northeasterly, Northerly and Northwesterly 1834.35 feet along said curve through a central angle of 45°56'08" to a point of cusp with a tangent curve concave Southwesterly having a radius of 126.00 feet, a radial line of said curve to said point bears North 63°14'27" East; thence leaving said Westerly right-of-way line Southeasterly 27.96 feet along said curve through a central angle of 12°42'53"; thence South 14°02'40" East 30.34 feet to the beginning of a curve concave Northeasterly having a radius of 164.00 feet; thence Southeasterly 30.11 feet along said curve through a central angle of 10°31'14" to the beginning of a reverse curve concave Southwesterly having a radius of 2276.00 feet, said curve being concentric with and 12.00 feet Southwesterly of the previously described curve having a radius of 2288.00 feet and a central angle of 45°56'08"; thence Southeasterly 96.71 feet along said curve through a central angle of 2°26'04" to the beginning of a non-tangent curve concave Southwesterly having a radius of 2277.00 feet, a radial line of said curve to said point bears North 68°36'54" East; thence leaving said concentric curve Southeasterly 143.54 feet along said curve through a central angle of 3°36'43"; thence non-tangent to said curve South 45°46'46" West 15.72 feet; thence South 17°11'22" East 45.50 feet; thence North 72°48'38" East 10.64 feet; thence South 17°11'22" East 45.50 feet; thence South 81°50'11" East 17.69 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 2291.00 feet, a radial line of said curve to said point bears North 74°52'30" East; thence Southeasterly

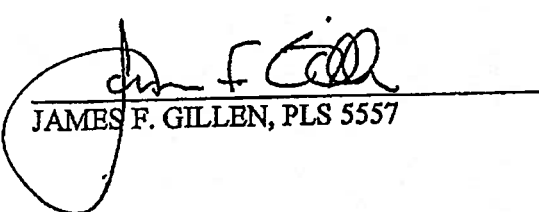
EXHIBIT A  
LEGAL DESCRIPTION-CONTINUED  
ANTONIO PARKWAY RIGHT-OF-WAY  
GRANT DEED  
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Revised  
03-18-09

48.10 feet along said curve through a central angle of  $1^{\circ}12'11''$  to the beginning of a compound curve concave Southwesterly having a radius of 41.00 feet; thence Southeasterly 2.79 feet along said curve through a central angle of  $3^{\circ}54'04''$  to the beginning of a compound curve concave Southwesterly having a radius of 2291.00 feet; thence Southeasterly 56.52 feet along said curve through a central angle of  $1^{\circ}24'49''$  to the beginning of a reverse curve concave Northeasterly having a radius of 59.00 feet; thence Southeasterly 3.85 feet along said curve through a central angle of  $3^{\circ}44'13''$  to the beginning of a reverse curve concave Southwesterly having a radius of 2287.00 feet; thence Southeasterly 27.77 feet along said curve through a central angle of  $0^{\circ}41'45''$  to the beginning of a non-tangent curve concave Southwesterly having a radius of 2281.00 feet, a radial line of said curve to said point bears North  $77^{\circ}37'25''$  East; thence Southeasterly 28.80 feet along said curve through a central angle of  $0^{\circ}43'24''$  to the beginning of a reverse curve concave Northeasterly having a radius of 59.00 feet; thence Southeasterly 3.85 feet along said curve through a central angle of  $3^{\circ}44'12''$  to the beginning of a reverse curve concave Southwesterly having a radius of 2285.00 feet; thence Southeasterly 56.53 feet along said curve through a central angle of  $1^{\circ}25'03''$  to the beginning of a compound curve concave Southwesterly having a radius of 41.00 feet; thence Southeasterly 2.79 feet along said curve through a central angle of  $3^{\circ}54'04''$  to the beginning of a compound curve concave Westerly having a radius of 2285.00 feet, said curve being concentric and parallel with and 3.00 feet Westerly of the previously described curve having a radius of 2288.00 feet and a central angle of  $45^{\circ}56'08''$ , said previously described curve also being said Westerly right-of-way line; thence Southeasterly, Southerly and Southwesterly 1166.41 feet along said curve through a central angle of  $29^{\circ}14'51''$ ; thence continuing along said parallel line South  $19^{\circ}10'35''$  West 106.20 feet to a line bearing North  $83^{\circ}11'29''$  West and passing through the TRUE POINT OF BEGINNING; thence South  $83^{\circ}11'29''$  East 3.07 feet to the TRUE POINT OF BEGINNING.

Containing an area of 0.247 acres, more or less.

As more particularly shown on Exhibit B attached hereto and by this reference made a part hereof.

  
JAMES F. GILLEN, PLS 5557





April 21, 2009

Sam Couch  
 Rancho Mission Viejo  
 28811 Ortega Highway  
 San Juan Capistrano, CA 92675

**Subject: Response to Caltrans Comments dated January 28, 2009, and Supplement to Addendum/Update to Phase I Environmental Site Assessment, Planning Area 1 (Ortega Gateway) dated September 15, 2006**

**Reference: Phase I Environmental Site Assessment, Planning Area 1 (Ortega Gateway) Ortega Highway at Antonio Parkway, San Juan Capistrano, California, dated May 1, 2003 (Revised February 2004)**

Dear Mr. Couch:

In response to comments by Caltrans Engineer David Yaghoubi in his memo dated January 28, 2009, and also in a subsequent telephone conversation in April 2009, EEI has prepared the following supplement to clarify the known conditions of parcels transferred by fee to the County of Orange as part of the Ortega Widening project. This supplement includes a tabular summary of the involved parcels, as identified in the Caltrans Right of Way Appraisal Map No. E120054 (copy attached), followed by a brief written summary. Also included in this supplement as attachments are two letters submitted by Kinder Morgan Energy Partners (SFPP, L.P.) regarding the active and former petroleum pipelines located within the project area.

### INITIAL SITE ASSESSMENT FOR HAZARDOUS WASTES SUMMARY TABLE

Parcel Numbers	Street Address	Former Land Use	Operation	Status of Parcel	Page Number Referenced	Partial or Full Take	Map Reference in Report
102392-1	N/A	Vacant	N/A	No REC <sup>1</sup>	2	Partial <sup>3</sup>	R/W Appraisal Map No. E120054-03, -04, -05
102393-1	N/A	Ag related	N/A	No REC <sup>2</sup>	2	Partial <sup>3</sup>	R/W Appraisal Map No. E120054-06
102394-1, -2	N/A	Vacant	N/A	No REC	2	Partial <sup>3</sup>	R/W Appraisal Map No. E120054-07, -08, -09
102395-1, -2, -3, -4	N/A	Residential, Ag related, vacant	Ranch Field Office, Horse Shows, nursery	No REC <sup>1</sup>	2	Partial <sup>3</sup>	R/W Appraisal Map No. E120054-03, -04, -06, -07
102396-1	N/A	Vacant	N/A	No REC	4	Partial <sup>3</sup>	R/W Appraisal Map No. E120054-07, -08, -09

NA= Not applicable

1 = Location of buried active SFPP, L.P. 16-inch petroleum pipeline

2 = Location of buried former SFPP, L.P. 10-inch petroleum pipeline

3 = Portions of Parcels 43, 44, 104 of CC 2001-01, Parcels 1 and 2 of LL 2007-002, and Parcel 1 of LL 2004-039

**Parcel No. 102392-1 (north of Ortega Highway)**

This parcel adjoins the northern margin of Ortega Highway. This parcel had historically been vacant undeveloped land. Neighboring properties uses to the north included rural residential, agriculture, and the Rancho Mission Viejo Headquarters. The active SFPP, L.P. 16-inch underground petroleum pipeline crosses the western margin of this parcel. The pipeline was recently relocated (deepened) to accommodate highway construction, and SFPP, L.P. has stated that no evidence of contaminated soil was observed, and that they (SFPP, L.P.) assume all responsibility for any hazards, costs, or liability which may be related to the presence of the pipeline (**letter dated October 23, 2008 attached**).

This parcel has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

**Parcel No. 102393-1 (north of Ortega Highway)**

This parcel adjoins the northern margin of Ortega Highway. This parcel had historically been vacant undeveloped land. Neighboring properties uses to the north included rural residential, agriculture, and a commercial nursery. The former SFPP, L.P. 10-inch underground petroleum pipeline crosses the western margin of this parcel. The pipeline was evacuated of all petroleum products and abandoned in November 2000, and SFPP, L.P. has stated that they (SFPP, L.P.) assume all responsibility for any potential hazards or liability which may be related to the presence of the pipeline (**letter dated December 3, 2008 attached**).

This parcel has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

**Parcel No. 102394-1, -2 (north of Ortega Highway)**

This parcel adjoins the northern margin of Ortega Highway. This parcel had historically been vacant undeveloped land. Neighboring properties uses to the north included agriculture, and a commercial nursery.

In anticipation of future development, soil samples were collected in August 2006 from the former D&M/Miramar Nursery site, north of Ortega Highway and east of La Pata Avenue (adjacent to northern margin of parcel), and reportedly contained elevated concentrations of Chlordane in five samples from a depth of 6-inches. Reported concentrations of Chlordane ranged from 0.270 mg/kg to 2.10 mg/kg. Concentrations of Chlordane were below the California Human Health Screening Levels (CHHSL) thresholds of 0.43 mg/kg (residential) and 1.7 mg/kg (commercial/industrial) at 3-feet bgs.

In January 2007, a mitigation plan was submitted to OCHCA for the excavation and relocation of approximately 34,644 cubic yards of impacted soil, based on a uniform depth of 3 feet. According to the proposed plan, soils will be placed from approximately 5 to 17 feet in thickness, to from the base of an engineered fill. Impacted soils will then be covered by approximately 13 feet of "clean" backfill to form the final grade, south of the subject parcel. The Mitigation Plan was approved with conditions by the OCHCA in February 2007. Based on the information reviewed, this site does not appear to impact the subject parcel.

This parcel has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

**Parcel No. 102395-1, -2, -3, -4 (south of Ortega Highway)**

This parcel adjoins the southern margin of Ortega Highway. This parcel had historically been vacant undeveloped land, rural residential, and agricultural. Neighboring properties uses to the south included rural residential, the Rancho Mission Viejo Field Office, agriculture, and a equestrian center/showground. The above-referenced, active SFPP, L.P. 16-inch underground petroleum pipeline crosses the western margin of this parcel, while the abandoned, former SFPP, L.P. 10-inch underground petroleum pipeline crosses the eastern portion of the parcel, east of San Juan Creek.

A former LUST case was identified at the former Rancho Mission Viejo Field Office (28672 Ortega Highway) located approximately 100 feet south of the subject parcel. Two 12,000-gallon UST's were removed from the site (one in 1992 and one in 1998). Soil contamination was documented during the removal of both tanks. In September 1998, EEI collected three samples from the stockpiled soil generated during the tank removal of the second UST (EEI, 1998). The samples were analyzed for TPH-Gasoline (TPH-G), BTEX, MTBE, and Total Lead.

No detectable concentrations of TPH-G, BTEX, or MTBE were reported. Total Lead concentration was reported in one sample at 3.6 milligrams per kilogram, which is below regulatory action levels. The soil was placed back into the tank pit excavation. In October 1998, EEI collected one soil sample from beneath the dispenser location, which was analyzed for TPH, BTEX, and MTBE. No detectable concentrations of contaminants were reported.

In 1999, groundwater at the site was monitored to determine if residual soil contamination related to the first UST (removed in 1992) was impacting the groundwater. The depth to first water ranged from 13.30 to 16.46 feet bgs with a southeast flow direction (i.e., toward San Juan Creek). Laboratory analysis results of groundwater samples indicated that detectable concentrations of TPHg were only found in PMW-3 (1,500 micrograms per liter (ug/l)). Benzene was reported in wells PMW-1 and PMW-3, in concentrations of 1.6 ug/l and 190 ug/l, respectively. MTBE was also reported in wells PMW-1 and PMW-3, in concentrations of 21 ug/l (22 by EPA 8260) and 190 ug/l (160 ug/l by EPA 8260), respectively.

In 2000, EEI submitted a letter to the Orange County Health Care Agency (OCHCA) requesting closure of the site. The basis for closure addressed the following concerns: the threat to San Juan Creek from the saturated soil, the potential for explosive hazards related to residual contamination, the extent of residual soil contamination, and the concentration versus time and concentration versus distance for the contaminants. According to the letter, there was insufficient data to connect the saturated soil at the site hydraulically to San Juan Creek, and therefore, the threat to the creek was deemed minimal. No evidence of subsurface utilities was found in the contaminant plume, thereby ruling out the possibility of an explosion hazard. The extent of residual contamination was estimated at approximately 192 cubic yards, and the plume appeared relatively stable, and was contained on site. The graphs showed that, with minor fluctuations, average TPH, BTEX, and MTBE concentrations were decreasing over time. The site was closed by OCHCA in May 2001. Based on the information reviewed, this site does not appear to impact the subject parcel.

In anticipation of future development, soil samples were collected in August 2006 from the A-field, the lemon grove located east of the Rancho Mission Viejo Field Office and south of Ortega Highway (adjacent to southern margin of subject parcel), and reportedly contained elevated concentrations of Chlordane in four samples from a depth of 6-inches. Reported concentrations of Chlordane ranged from 0.270 mg/kg to 2.10 mg/kg. Concentrations of Chlordane were below the CHHSL thresholds at 3-feet bgs.

In January 2007, a mitigation plan was submitted to OCHCA for the excavation and relocation of approximately 11,655 cubic yards of chlordane-impacted soil, based on a uniform removal depth of 3 feet. According to the proposed plan, the soils will be placed approximately 10 feet in thickness to form the base of an engineered fill during site redevelopment. Impacted soils will then be covered by approximately 15 feet of "clean" backfill to form the final grade, south of the subject parcel. The Mitigation Plan was approved with conditions by the OCHCA in February 2007. Based on the information reviewed, this site does not appear to impact the subject parcel. However, as this site is immediately adjacent to the southern boundary of the subject parcel, and in preparation of road construction, Rancho Mission Viejo has indicated that it will excavate and relocate all previously identified chlordane-impacted soil from within the proposed temporary construction easement (TCE, ref. Map E120054-04) to an area outside of the construction zone.

This parcel has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

**Parcel No. 102396-1 (south of Ortega Highway)**

This parcel adjoins the southern margin of Ortega Highway. This parcel had historically been vacant undeveloped land. Neighboring properties uses to the south included agriculture, and a commercial nursery.

In anticipation of future development, soil samples were collected in August 2006 from the former Miramar Nursery, south of Ortega Highway and east of La Pata Avenue (adjacent to southern margin of parcel), and reportedly contained elevated concentrations of Chlordane in six samples from a depth of 6-inches. Reported concentrations of Chlordane ranged from 0.270 mg/kg to 2.10 mg/kg. Concentrations of Chlordane were below the CHHSL thresholds at 3-feet bgs.

In January 2007, a mitigation plan was submitted to OCHCA for the excavation and relocation of approximately 34,644 cubic yards of chlordane-impacted soil, based on a uniform depth of 3 feet. According to the proposed plan, the soils will be placed in an approximately 40-foot thick wedge to fill/form the keyway and buttress slope for this location, which is south of the subject parcel. Impacted soils will then be covered by approximately 9 feet of "clean" backfill to form the final grade. The Mitigation Plan was approved with conditions by the OCHCA in February 2007. Based on the information reviewed, this site does not appear to impact the subject parcel.

This parcel has been evaluated with due diligence and has been determined to be free of significant hazardous waste.

If you have any questions, please contact me at (805) 987-8728.

Sincerely,

EEI



Bernard A. Sentianin, CPG, RG, REA  
Principal Geologist

Attachment





**SFPP, L.P.**  
Operating Partnership

December 3, 2008

ENG 4-2-1 (58.4 - 126)  
File Reference #06-155-8

Mr. Bernard Sentianin  
Principal Geologist  
EEI  
424 Arneill Road, Suite C  
Camarillo, CA 93010

RE: Kinder Morgan 10-inch Abandoned Pipeline  
Route 74 Ortega Highway

Dear Mr. Sentianin:

SFPP, L.P. (Kinder Morgan Energy Partners) abandoned a section of its 10-inch pipeline crossing Route 74 in April, 2000. The pipeline was evacuated of all petroleum product prior to its abandonment.

There are no hazards, costs nor liabilities for Caltrans related to the presence of this segment of the abandoned pipeline crossing under Ortega Highway.

Related questions or comments may be directed to me at (714) 560-4770.

Sincerely,

G. T. Reed  
Senior Project Manager

T:drq/letters/ENG4-2-1/06-155-8

cc: F. Luera

Todd Kurtz  
Kurtz & Associates  
4315 Willow Tree Lane  
Yorba Linda, CA 92887

Sam Couch  
Rancho Mission Viejo  
P. O. Box 9  
San Juan Capistrano, CA 92693



**SFPP, L.P.**  
Operating Partnership

October 23, 2008

ENG 4-2-1 (58.4 - 126)  
File Reference #06-155-7

Mr. Bernard Sentianin  
Principal Geologist  
EEI  
424 Arneill Road, Suite C  
Camarillo, CA 93010

RE: Kinder Morgan Pipeline Relocation  
Route 74 Ortega Highway Widening

Dear Mr. Sentianin:

SFPP, L.P. (Kinder Morgan Energy Partners) recently relocated a portion of its existing 16-inch pipeline crossing Route 74 as requested by Rancho Mission Viejo to accommodate the widening of the highway.

Doty Bros. performed both the new pipeline installation and the existing pipeline removal. During removal of the old 16-inch pipeline, neither the contractor nor SFPP personnel nor its inspector observed or reported the existence of any contaminated soil within the area of the removed pipeline. There are no hazards, costs nor liabilities for Caltrans related to the former presence of SFPP's pipeline.

Related questions or comments may be directed to me at (714) 560-4770.

Sincerely,

G. T. Reed  
Senior Project Manager

T:\dq\letters\ENG4-2-1\06-155-7

cc: F. Luera

Todd Kurtz  
Kurtz & Associates  
4315 Willow Tree Lane  
Yorba Linda, CA 92887

Sam Couch  
Rancho Mission Viejo  
P. O. Box 9  
San Juan Capistrano, CA 92693

THIS APPRAISAL MAP CONSISTING OF 11 SHEETS WAS PREPARED  
BY GEORGE WILSON AT DIRECTION.

FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE  
No. 8061

ORIGINAL SIGNED \_\_\_\_\_  
TOD E. COLLEMAN LS 9491

14-FEB-2008  
DATE \_\_\_\_\_

[illegible]

**SPECIAL NOTE TO R/W AGENT ABOUT EASEMENTS:**  
BUT EXISTING EASEMENTS IDENTIFIED AS BEING OF CRITICAL IMPORTANCE

[illegible]

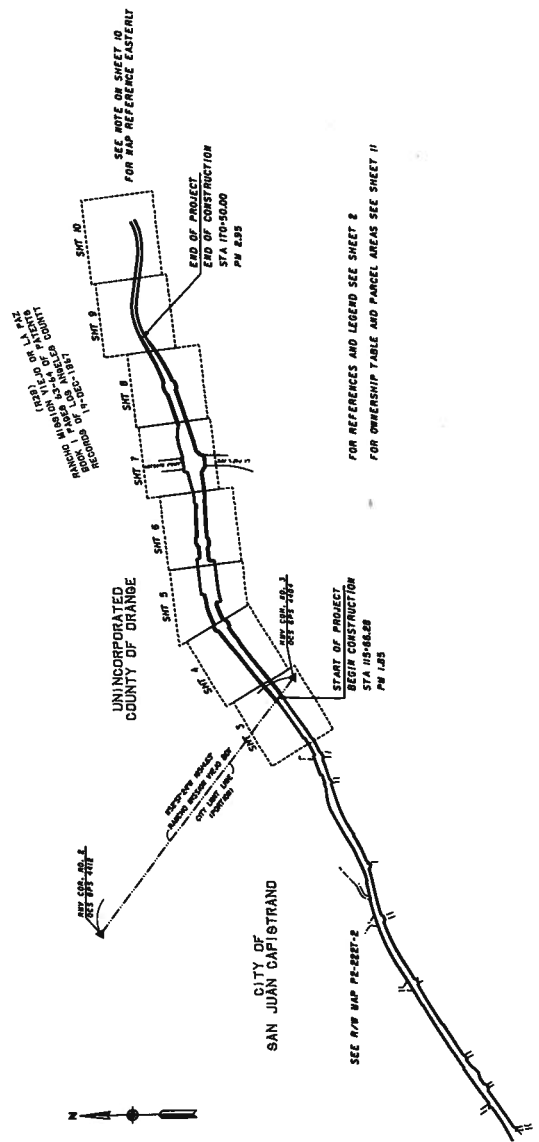
**GENERAL NOTES:**

[illegible][illegible]

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION - DISTRICT 13 - N.W. ENGINEERING

**RIGHT OF WAY  
APPRAISAL MAP  
No. E120054-01  
INDEX SHEET**

DATA: NAD83 EPOCH 1992.35 ORANGE COUNTY SURVEYOR ADJUSTMENT  
COORDINATE SYSTEM: CCGS ZONE 6, COORDINATES, BEARINGS, DISTANCE  
COMBINED FACTOR: 6.9999716 (GROUND - GRID COMBINED FACTOR)



DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DISTRICT	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
4/11/78	P-28 DATED 4/10/78 ADDED	TSC	4/11/78	P-28 DATED 4/10/78 ADDED	TSC	4/11/78	P-28 DATED 4/10/78 ADDED	TSC	12	ORANGE	T-4	179 - 3.24	1	11

FOR REDUCED PLANS  
ORIGINAL SCALE IS INCHES

SAL. ORDN. FIELD NAME: #00054-04-00 ISSUE DATE: 4-25-8000 REV. 3

**CALTRANS R/W ENG. SURVEYOR: TOD COLEMAN**  
**CALTRANS DESIGN ENGINEER: LENA TRAN**  
**CONSULTANT DESIGN ENGINEER: LIEM NGUYEN, HDR INC.**

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STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION - DISTRICT 15 - R/W ENGINEERING

**RIGHT OF WAY  
APPRAISAL MAP  
No. E120054-02**

# INFORMATION SHEET

DATUM: NAD83 RPOCH TPIPLS ORANGE COUNTY SURVEYOR ADJUSTMENT  
COORDINATE SYSTEM: CCSG ZONE 6, COORDINATES, BEARINGS, DISTANCE  
COMBINED FACTOR: 0.9999716 (GROUND - GRID COMBINED FACTOR)

REVISIONS DATE	BY	DATE	REVISIONS	BY	DATE	REVISIONS	BY	DATE	REVISIONS	BY	COUNTY	ROUTE	POST MILE	POST MILE INVERT	TOTAL INVERT
											ORANGE	74	179 - 3.24		2
											(2				11

1. C0853H P11.5 NAME: 010054-01460 ISSUE DATE: 14-FEB-2008 REV. 3





**SHEET NOTES:**

1. FOR LIST OF NAMES AND QUOTATIONS SEE SHEET 2.
2. FOR ALLEGORIES AND REFERENCES SEE SHEET 2.
3. FOR CHRONOLOGICAL TABLE AND PARALLEL ANALYSIS SEE SHEET 2.
4. FOR EXPLANATIONS OF CHRONOLOGICAL REFERENCES SEE SHEET 2.

**CALTRANS HWY ENG. SURVEYOR; TOD COLEMAN**  
**CALTRANS DESIGN ENGINEER; LENA TRAN**  
**CONSULTANT DESIGN ENGINEER; LIEM NGUYEN, HDR INC.**

**EXCESS NOTE:**

[illegible]

157000

**ASSTANT MGR.**

[illegible]

STATE OF CALIFORNIA  
HIGHWAY, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION - DISTRICT II - NEW ENGINEERING

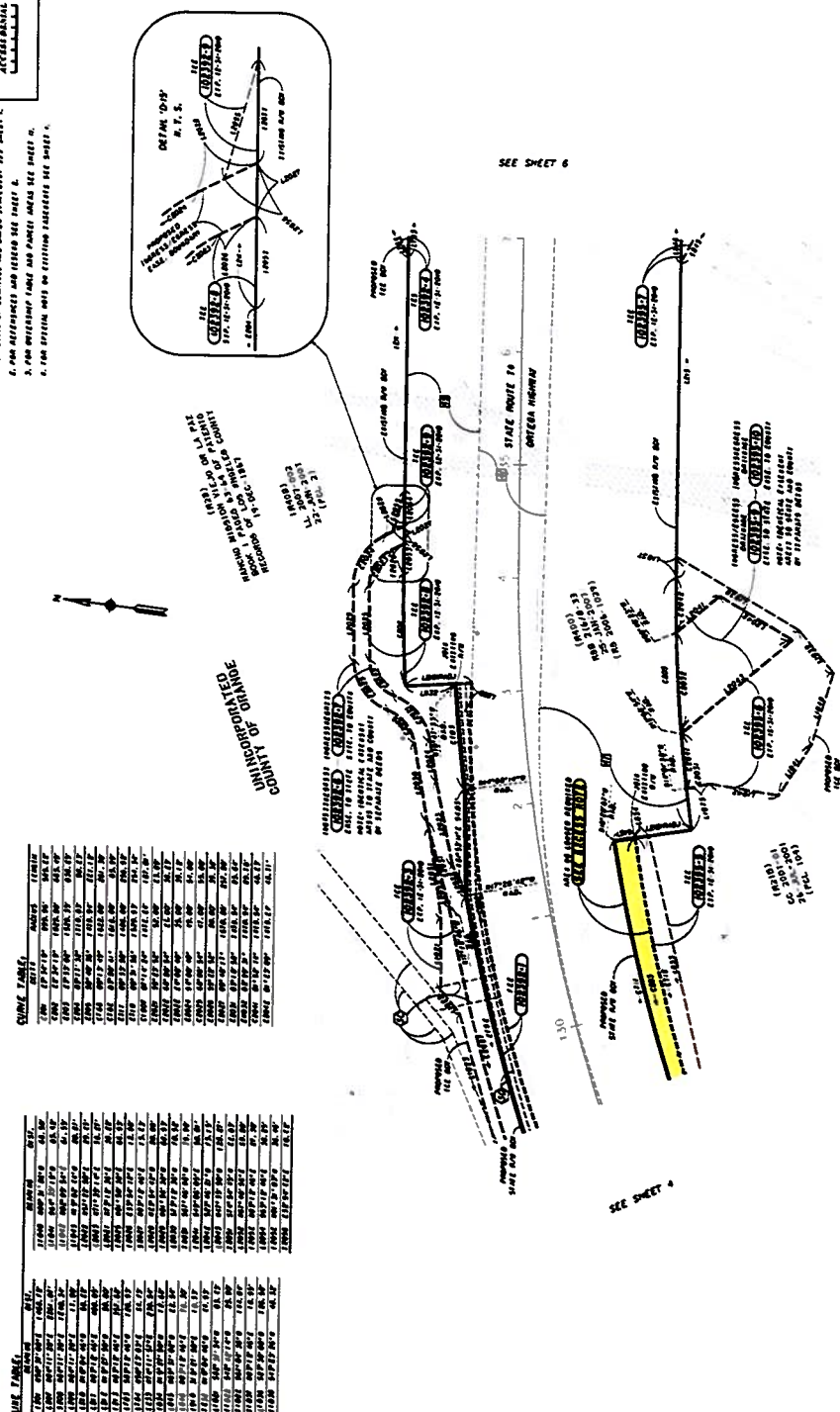
**RIGHT OF WAY  
APPRAISAL MAP**  
**No. E120054-05**

EASTING: NAD83 EPOCH 19113 BLANCE COUNTY SURVEYOR ADJUSTMENT  
COORDINATE SYSTEM, COORD ZONE 2, COORDINATES, BEARINGS, DISTANCE  
COMBINED FACTOR: 6.9998811 (GROUND - GEOMCOMBINED FACTOR)

SCALE 1 - 500'

DATE	COL 11	COL 10	POST W/O	INLET NO.	TOTAL FUEL
12	GRANOE	74	1.79	5	"

100



SEE SHEET 6

SEE SHEET 4





CALTRANS R/W ENG. SURVEYOR: TOD COLEMAN  
CALTRANS DESIGN ENGINEER: LEHA TRAN  
CONSULTANT DESIGN ENGINEER: LIEN NGUYEN, HDR INC.

1. FOR LIST OF NAMES AND ADDRESSES SEE SHEET A.
2. FOR PHOTOGRAPHS AND LETTERS SEE SHEET B.
3. FOR PHOTOGRAPH TABLE AND PAGE(S) AND AS SEE SHEET C.
4. FOR LETTERS AND ONE OR MORE OTHERS SEE SHEET D.

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**STILL NO**

[illegible]

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1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363</
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[illegible][illegible][illegible]

SEE SM-ELT 6

[illegible][illegible]

11-1941  
900-100-11  
900-100-11  
900-100-11  
900-100-11

An aerial photograph showing a road intersection. A signpost with a 'No Left Turn' symbol is visible. The road is labeled 'Rte 211' and 'Rte 211'.

(S) (C) (U)  
10-17-61  
1002-208-22  
10-17-61

TFR.

W. J. P.  
TFR.

100

1982-2	101-111	80110	POST 1010	INLET	TOTAL
12	ORANGE	74	179 - 3.24	Y	11

SEE S&P PUBLICLIMB NOTE ON SHEET 1

FILE NAME: MOOSE-OF-AGE.

2000

2002 WARD-14-1-EE-2000 REV. 3

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible][illegible]

DATA	11/15
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**2011-2012 FISCAL YEAR**

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**SHEET NOTES:**

ACCESS DENIAL

**CALTRANS RW ENG. SURVEYOR: TOD COLEMAN**  
**CALTRANS DESIGN ENGINEER: LEHA TRAN**  
**CONSULTANT DESIGN ENGINEER: LIEM NGUYEN, HDR INC.**

(1) RIGHT OF WAY NOTES:  
COUNTY R/W EASE. PER REQ. AS ESTABLISHED ON THE GRADDED PER  
PROP. STATE R/W ADJUNCTION BY LEGISLATIVE ACTION. SEE GENERAL  
NOTE 4 ON SHEET 4.

**EASEMENT NOTES:**

 R/W EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND THE INCIDENTALS AND APPURTENANCES THEREON IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, INC. AND SUCCESSORS.

	MEAN	ST. DE.	MEAN	ST. DE.
1	1.339	0.054	1.345	0.054
2	1.340	0.071	1.342	0.080
3	1.341	0.080	1.342	0.087
4	1.340	0.084	1.341	0.091
5	1.342	0.087	1.343	0.095
6	1.343	0.090	1.344	0.098
7	1.343	0.092	1.344	0.100
8	1.344	0.095	1.345	0.102
9	1.344	0.097	1.345	0.104
10	1.345	0.098	1.346	0.105
11	1.345	0.099	1.346	0.106
12	1.346	0.100	1.347	0.107
13	1.346	0.101	1.347	0.108
14	1.347	0.102	1.348	0.109
15	1.347	0.103	1.348	0.110
16	1.348	0.104	1.349	0.111
17	1.348	0.105	1.349	0.112
18	1.349	0.106	1.350	0.113
19	1.349	0.107	1.350	0.114
20	1.350	0.108	1.351	0.115
21	1.350	0.109	1.351	0.116
22	1.351	0.110	1.352	0.117
23	1.351	0.111	1.352	0.118
24	1.352	0.112	1.353	0.119
25	1.352	0.113	1.353	0.120
26	1.353	0.114	1.354	0.121
27	1.353	0.115	1.354	0.122
28	1.354	0.116	1.355	0.123
29	1.354	0.117	1.355	0.124
30	1.355	0.118	1.356	0.125
31	1.355	0.119	1.356	0.126
32	1.356	0.120	1.357	0.127
33	1.356	0.121	1.357	0.128
34	1.357	0.122	1.358	0.129
35	1.357	0.123	1.358	0.130
36	1.358	0.124	1.359	0.131
37	1.358	0.125	1.359	0.132
38	1.359	0.126	1.360	0.133
39	1.359	0.127	1.360	0.134
40	1.360	0.128	1.361	0.135
41	1.360	0.129	1.361	0.136
42	1.361	0.130	1.362	0.137
43	1.361	0.131	1.362	0.138
44	1.362	0.132	1.363	0.139
45	1.362	0.133	1.363	0.140
46	1.363	0.134	1.364	0.141
47	1.363	0.135	1.364	0.142
48	1.364	0.136	1.365	0.143
49	1.364	0.137	1.365	0.144
50	1.365	0.138	1.366	0.145
51	1.365	0.139	1.366	0.146
52	1.366	0.140	1.367	0.147
53	1.366	0.141	1.367	0.148
54	1.367	0.142	1.368	0.149
55	1.367	0.143	1.368	0.150
56	1.368	0.144	1.369	0.151
57	1.368	0.145	1.369	0.152
58	1.369	0.146	1.370	0.153
59	1.369	0.147	1.370	0.154
60	1.370	0.148	1.371	0.155
61	1.370	0.149	1.371	0.156
62	1.371	0.150	1.372	0.157
63	1.371	0.151	1.372	0.158
64	1.372	0.152	1.373	0.159
65	1.372	0.153	1.373	0.160
66	1.373	0.154	1.374	0.161
67	1.373	0.155	1.374	0.162
68	1.374	0.156	1.375	0.163
69	1.374	0.157	1.375	0.164
70	1.375	0.158	1.376	0.165
71	1.375	0.159	1.376	0.166
72	1.376	0.160	1.377	0.167
73	1.376	0.161	1.377	0.168
74	1.377	0.162	1.378	0.169
75	1.377	0.163	1.378	0.170
76	1.378	0.164	1.379	0.171
77	1.378	0.165	1.379	0.172
78	1.379	0.166	1.380	0.173
79	1.379	0.167	1.380	0.174
80	1.380	0.168	1.381	0.175
81	1.380	0.169	1.381	0.176
82	1.381	0.170	1.382	0.177
83	1.381	0.171	1.382	0.178
84	1.382	0.172	1.383	0.179
85	1.382	0.173	1.383	0.180
86	1.383	0.174	1.384	0.181
87	1.383	0.175	1.384	0.182
88	1.384	0.176	1.385	0.183
89	1.384	0.177	1.385	0.184
90	1.385	0.178	1.386	0.185
91	1.385	0.179	1.386	0.186
92	1.386	0.180	1.387	0.187
93	1.386	0.181	1.387	0.188
94	1.387	0.182	1.388	0.189
95	1.387	0.183	1.388	0.190
96	1.388	0.184	1.389	0.191
97	1.388	0.185	1.389	0.192
98	1.389	0.186	1.390	0.193
99	1.389	0.187	1.390	0.194
100	1.390	0.188	1.391	0.195

[illegible]

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION - DISTRICT 12 - SAN ENGINEERING

**RIGHT OF WAY  
APPRAISAL MAP**

**No. E120054-09**

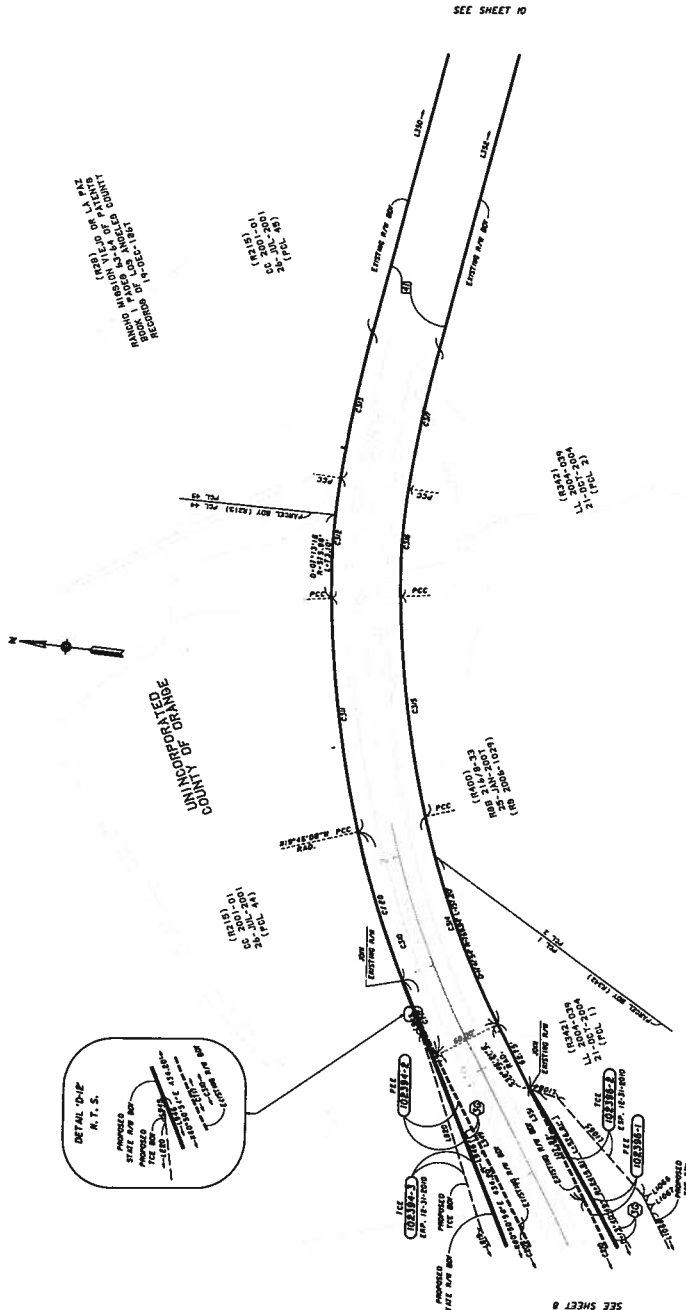
DATA: M408 EPOCH 1911.5 ORANGE COUNTY SURVEYOR ADJUSTMENT  
COORDINATE SYSTEM: CCSO ZONE 6, COORDINATES, BEARINGS, DISTANCES  
COMBINED FACTOR: 6.9997116 (GROUND - GROUND-COMBINED FACTOR)

SCALE 1" = 50'

[illegible]

**Abstract**

1

[illegible]

**SHEET NOTES:**

1. FOR BASIS OF MEASUREMENTS AND OATH STATEMENT SEE SHEET 1.
2. FOR REFERENCES AND LEGEND SEE SHEET 2.
3. FOR OWNERSHIP TABLE AND PARCEL AREAS SEE SHEET 11.
4. FOR SPECIAL NOTE ON EXISTING EASEMENTS SEE SHEET 1.

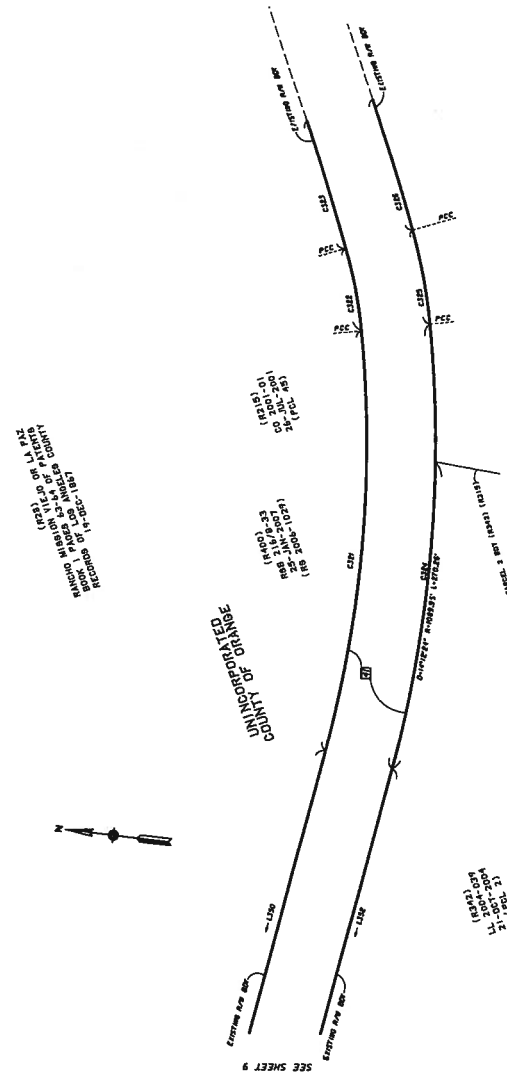
**CALTRANS ROW ENG. SURVEYOR: TOD COLEMAN**  
**CALTRANS DESIGN ENGINEER: LEHA TRAN**  
**CONSULTANT DESIGN ENGINEER: LIEN NGUYEN, HDR INC.**

**RIGHT OF WAY NOTES:**  
[7] COUNTY R/W CASE, PER  
REQD. STATE R/W AND  
NOTE # ON SHEET 1.

LINE TABLE.		
	SEASON	1957.
1,313	482-37 45° 0'	150.50'
1,390	482-37 45° 0'	504.00'
1,312	482-37 45° 0'	504.00'
1,313	482-37 45° 0'	504.00'
1,314	482-37 45° 0'	231.42'
1,317	482-37 45° 0'	504.30'
1,318	482-37 40° 0'	448.17'
1,319	482-37 50° 0'	168.03'
1,360	484-37 50° 0'	378.30'
1,361	484-37 40° 0'	504.18'
1,362	482-37 45° 0'	173.01'

CURVE TABLE.	DELTA	ANGLE	LENGTH
C 24	0° 32' 24"	109.15	374.86
C 28	1° 00' 00"	87.56	24.54
C 30	0° 48' 24"	83.84	118.01
C 32	0° 32' 24"	102.51	368.23
C 32	1° 00' 00"	84.96	71.59
C 32	0° 48' 00"	83.84	112.84
C 34	0° 32' 24"	109.15	370.74
C 38	0° 48' 00"	87.56	47.54
C 38	0° 48' 00"	87.56	118.01

NO MODERN R/W MAP COVERAGE EASTERLY UNTIL THE VICINITY OF THE BOUNDARY OF CLEVELAND NATIONAL FOREST. FOR MODERN ALIGNMENT ESTABLISHMENT EASTERLY SEE RECORD OF SURVEY 2007-1013 INSB 223713-451 BY MATT GILBERT, DISTRICT 12, SURVEY OFFICE BRANCH.



(R3A2)  
200A-039  
LL-001-200A  
Z1, PCL 2)

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION - DISTRICT 11 - JAW ENGINEERING

**RIGHT OF WAY  
APPRAISAL MAP**  
**No. E120054-10**

**DATUM: NAD83 EPOCH 1995 ORANGE COUNTY SURVEYOR ADJUSTMENT  
COORDINATE SYSTEM; CCS3 ZONE 4. COORDINATES, BEARINGS, DISTANCES  
COMBINED FACTOR: 0.9999516 (GROUND - GRID COMBINED FACTOR)**

SCALE 1" = 50'  
(FOR REDUCED 11" x 17" PLOT SCALE 1" = 100')

[illegible]

REAL 08691 FILE NAME: R120054-10.A00 ISSUE DATE: 14-FEB-2008 REV. 3

**CALTRANS R/W ENG. SURVEYOR: TOD COLEMAN**  
**CALTRANS DESIGN ENGINEER: LEHA TRAN**  
**CONSULTANT DESIGN ENGINEER: LIEW NGUYEN, HDR INC.**

**LEGEND**

[illegible]

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION - DISTRICT 12 - RW ENGINEERING

**RIGHT OF WAY  
APPRAISAL MAP  
No. E120054-11**

OWNERSHIP SHEET

STATUS: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEY FOR ADJUSTMENT  
COORDINATE SYSTEM; CCS83 ZONE 4, COORDINATES, BEARINGS, DISTANCES  
COMBINED FACTOR: 8.99999116 (GROUND - GRID) COMBINED FACTOR:

[illegible]

**ORIGINAL SCALE IS INCHES**